



## **GHPOA BOARD OF DIRECTORS MEETING Minutes**

**December 4, 2018**

- President:** Tim Petty called meeting to order at 5:42 pm
- Secretary's Report:** Roll Call:  
  
Board Members Present: Tim Petty, Bob Cox, Henry Tobin, Annie Hurst, Jason Lyons, Joshua Brown, Jessica Majoros, Patti Collins, Dianne Bylo and Joy David
- Known Absences:** Ken Graper
- Guest (s):** Linda & Ron Varner, Lt. April Nichols
- Approval of  
October Minutes:** The October 2018 minutes were electronically delivered to the board for review. Motions to approve minutes were made by Jessica Majoros and second by Patti Collins, all Board Members present were in favor and motion passed.
- Treasurer's Report:** Henry Tobin reported no unpaid bills other than the pesticide billing. Some home owners still have an outstanding balance. Henry will address these individually. Tim requested a current home owners list to be sent to the board.
- Design Control Committee:** Tim Petty reported that some problems have been corrected due to letters sent to home owners. New construction approval was requested for an empty lot on 82<sup>nd</sup> court. Currently there have been 23 applications submitted to the DCC and are in review. Tim suggested having a committee meeting in 2019 in reference to fences and how they are stated in the bylaws.
- Welcoming Committee:** All New homeowners that have had their paperwork completed have been welcomed with a plant, Board letter, and informational brochure. They also have been added to the mail chimp newsletter email list.
- Newsletter Committee:** The next newsletter will be sent out during the first week in January, for the first quarter in 2019.
- Facilities & Grounds:** The flowers for the front entrance were received and planted around the oak trees. Jason suggested having maintenance done to the front oak trees to be done by Adam Heideman (who lives in the forest and is an arborist). Maintenance would consist of trimming and de-mossing all 13 oak trees, including removal of trash. The cost would be approximately \$5,000 to \$6,000. Jessica Majoros motioned to have the maintenance done and second by Patti Collins, all Board Members present were in favor and motion passed. Jason then suggested improving the landscaping in the front entrance. After some discussion, he will present to the board a drawing and an approximate cost.

**Old Business:**

*Block Captains*

Annie Hurst reported that the 5 remaining block captains distributed the door hangers to each house in the community. The fall yard sale had a total of 12 homeowners that signed up however 2 of them did not participate, (McCandles & Fields) on the other hand two other home owners that did not sign up, did participate. Lt. Nichols was kind enough to patrol the area on her own time visiting each and every household participating. All board members thanked Lt. Nichols on behalf of the community.

*Deed Restriction Chairperson*

Verbiage has been added to the letters/forms for the repair time limits on homes.  
Currently, items in reference to mailboxes are pending but, are being addressed.  
Currently, items in reference to commercial vehicles are pending but, are being addressed.  
The "Trespass Authorization" form submitted by Lt. Nichols has been filed for future use, if needed.

**New Business:**

Due to the sale of Jason Lyons home, he is no longer eligible to serve on the board thereby making a director position vacant; however, he is willing to volunteer. After some discussion, the motion was made by Patti to have Jason serve as a volunteer grounds consultant and second by Jess. All board members present were in favor and motion passed.

**Motion to adjourn meeting by:** Jessica Majoros      **Second by:** Patti Collins

**Meeting adjourned at:** 6:32 PM

**Next Meeting Date:** February 12, 2019 – 5:30 PM at the clubhouse