



**GHPOA BOARD OF DIRECTORS MEETING
Minutes**

October 4, 2016

President Allen: Meeting called to order at 5:55.

Secretary's Report: Roll Call.
Absent: Kris Spencer, Tammy Jenkins
Known Absences: Josh Brown
Quorum established.

Current Board Members: Greg Allen, Tim Petty, Henry Tobin, Annie Hurst, Jason Lyons, Connie Ryan, Doug LaMay, Amanda Simmons-Luby, Amanda Daugherty,

Amanda Luby made a motion to approve the minutes with the change of the word "Agenda" to "Minutes" in September's Minutes. Annie Hurst Seconded. All present in favor, motion carried.

2017 Directories are being prepared for production and will be delivered to residents in January. An electronic version of the directory shall be made available to all residents.

Treasurer's Report: Henry Tobin reported receivables currently at \$5810, with an account balance of \$78,140.44.

Design Control: DCC Chair Tim Petty reported a spreadsheet was generated of current fence violations. Amanda Daugherty shall compare this spreadsheet to our electronic record of DCC approvals. The board discussed fence violation issues and subsequent Board actions at length. The following series of actions are proposed:

1. Gross violations shall be the catalyst for action.
2. Material of the fences shall be the first trigger as to whether the fence violation is required to be amended.
3. Violations shall addressed on a case by case basis.
4. Warning shall be delivered to homeowner in writing regarding fence violation prior to remedy being required.
5. Prior to the property conveying, the estoppel process shall be the final impetus for the remedy to be initiated.

Hearings shall be scheduled for owners to appeal any fence violation compliance order.

Deed Restriction Committee: Kris spencer (Absent).

Welcoming Committee: Tammy Jenkins (Absent)

Newsletter Committee: Annie Hurst – Newsletter shall be electronically disbursed on Monday and print copies to be sent to those residents who do not have email addresses.

Facilities & Grounds: Facilities & Grounds Chair Jason Lyons reported the grounds are being well maintained and everything is functioning properly. Doug LaMay made a motion for annuals to be planted throughout the year, as needed, encompassing Granddaddy Oaks along NW 78th Ave Rd (the main entrance drive). Projected costs associated with the project shall be addressed individually and shall include:

1. Upgrade to current irrigation system, providing water to beds surrounding Granddaddy Oaks
2. Cost to create beds with proper soil enrichment & fertilization
3. Cost of annuals

Annie Hurst seconded motion. All present in favor, with the exception of President Allen and Jason Lyons, who abstained. Quotes for proposed work shall be presented to the board within one week.

Property Owners Questions or Comments

Adjournment: Tim Petty made the motion to adjourn at 7:27. Annie Hurst seconded. All present in favor.

Next Meeting: Tuesday Nov 1th Meeting to be held at Jason Lyons home located at:
7808 NW 56th Place