



GHPOA BOARD OF DIRECTORS MEETING SECRETARY'S AGENDA NOTES

June 10, 2019

- President:** President Petty called the meeting to order at: 5:41 pm.
- Secretary's Report:** Roll Call:

Current Board Members: Tim Petty, Bob Cox, Henry Tobin, Annie Hurst, Jessica Majoros, Patti Collins, Joy David, Ken Graper
Grounds Consultant: Jason Lyons
- Known Absences:** Dianne Bylo, Joshua Brown, Henry Tobin
- Guest (s):** Lt. Nichols, Jane Watts, Patsy Connors, Greg Allen
- Approval of February Minutes:** The February 2019 minutes were electronically delivered to the board for review.
- Motion to approve Minutes:** Motion to approve minutes was made by Jessica Majoros and second by Joy David, all Board Members present were in favor and motion passed.
- Approval of Board Nominees:** There are three volunteers for the vacancies for the board director positions. Board members Dianne Bylo phoned in her vote. The following are the nominees:
- Patsy Connors for a 1 year term
 - Jane Watts for a 2 year term
 - Greg Allen for a 3 year term
- Motion to approve the nominees was made by Bob Cox and second by Joy David all Board Members present were in favor and motion passed.
- Treasurer's Report** Henry Tobin called in and reported that there are no unpaid bills.
- Safety Report** Lt. Nichols suggested that home owners should keep their cars and garages locked to prevent theft. Doors to the homes should be kept locked as a deterrent for crime. She also spoke about the man power in the district and changes with additional shifts to assist in coverage within the district.

Design Control

Committee

Tim Petty reported that the DCC is receiving an average of 2 to 3 application requests weekly to make changes on homes. There are no new offences.

Welcoming Committee

Annie Hurst reported that many new owners were welcomed between the month of April and May. They've also been included in the 2019-2020 directories.

Block Captain

Committee:

The directories were received from the printers last Friday and will be distributed by the block captains this week depending on the weather.

Newsletter Committee

The third quarter is scheduled for July 5th 2019. It was suggested to have a crime and safety section with information by Lt. Nichols.

Facilities & Grounds

Jason Lyons reported that everything on the grounds is good. He suggested having a diamond cut on the palm trees on the roundabouts. He will get a quote from Cutting Edge Company.

Old Business:

- Parking lights for the club parking lot. **This item is still pending.** *Tim will contact the General Manager*
- The sink hole off of 80th Ave road. *Tim Petty spoke with the county and there is no sink hole, it is a culvert. It will be repair within their time schedule.*
- Fire ant control on the roundabout. **This item is still pending.** *Henry Tobin should be receiving quotes on the ant control.*
- Getting community members to volunteer to the fines committee.

Bob Cox reviewed the member requirements for the fines committee members. There are three volunteers for the committee. The following homeowners are the nominees:

- Dr. Lee Kierstein
- Phillis Rankin
- Kris Spencer

Motion to approve the nominees were made by Jessica Majoros and second by Joy David all Board Members present were in favor and motion passed.

Bob then reviewed the procedures that the deed restriction committee takes as stated in the by-laws before the fines committee gets involved.

New Business:

- **Leases**

Tim Petty spoke with our attorney in reference to some homeowners that are renting their homes on a nightly basis on air bnb. With these rentals there is no control when leased as a vacation rental. After some discussion a new proposal has been made to add under article three sections 10, 11 & 12 which would require a special meeting to bring it to the attention of our homeowners. This special meeting will also include safety neighborhood information given by Lt. Nichols. Tim suggested having the meeting on August 18, 2019. Tim will have the attorney design a legal proxy for those owners that cannot make it to the meeting. Jason Lyons suggested on having the proxies mailed out to the homeowners to ensure they are received.

Motion to approve the special meeting date was made by Bob Cox and second by Jessica Majoros, all Board Members present were in favor and motion passed.

The information on the special meeting will be advertised on the newsletter and also via blast email.

Motion to adjourn meeting by: Joy David **Second by:** Jessica Majoros

Meeting adjourned at: 6:48 pm.

Next Meeting Date: August 12, 2019 at 5:30 PM at the clubhouse