



## **GHPOA BOARD OF DIRECTORS MEETING MINUTES**

**August 12, 2019**

- President:** Tim Petty called the meeting to order at: 5:35 PM
- Secretary's Report:** Roll Call:  
Board Members Present: Tim Petty, Bob Cox, Henry Tobin, Annie Hurst, Joshua Brown, Patti Collins, Dianne Bylo, Joy David, Greg Allen, Patsy Connors and Jane Watts
- Known Absences:** Ken Graper, Jessica Majoros
- Guest (s):** Lorraine and Ivan Knighton, Jeff and Shelby Smith, Janet Fields, Christopher Hawke
- Approval of June Minutes:** The June 2019 minutes were electronically delivered to the board for review. Motions to approve the minutes were made by Joy David and Henry Tobin, all board members present were in favor and motion passed.
- Treasurer's Report:** No unpaid bills.
- Design Control Committee:** Tim reported that there were a few applications sent in for roofs but nothing else new.
- Deed Restriction Committee:** Bob reported that flyers were made and sent in reference to parking issues with RV's, boat and utility vehicles. These flyers are reminders on the restrictions as per our governing documents. All the reminders that were sent have been resolved. Thirty nine notices were also sent in reference to different restrictions and all but two remain unresolved. One is for a non attached structure and the other for a partially cleared lot. Guests Mr. & Mrs. Shelby addressed the board and after some discussion a motion was made by Bob as to whether a fine should be applied to the home owner about the structure, Henry second, all board members present voted and the majority were not in favor of forwarding the structure issue to the fines committee and the motion did not pass. After a discussion on the second unresolved issue Bob motioned to have the fine committee fine the homeowner and Greg second, all members present voted and the majority was in favor of forwarding this issue since this lot owner had been notify numerous times since 2017. The fine appeals committee will meet on this issue with a minimum of \$100 per day fine but cannot exceed \$1,000.00.
- Welcoming Committee:** Annie Hurst reported that all new homeowners that had their paperwork completed have been welcomed with a plant, Board letter and, informational brochure. They were also given a proxy form with a note to email me if they had any questions.

**Newsletter Committee:** The next newsletter will be sent out during the first week of October, for the fourth quarter in 2019.

**Facilities & Grounds:** Jason reported that everything was looking good however the palm trees on the roundabout(s) need to be trimmed. He will get a quote from Cutting Edge Company to get a diamond cut on the trees.

**Old Business:**

- Parking lights for the club parking lot. This item is still pending. Jason will contact the General Manager
- Fire ant control on the roundabout. This item is still pending. Henry should be receiving quotes from companies.

**New Business:**

- Bob reported on notices sent for maintenance of vacant lots (Clubhouse property is the exception to our rules)
- Bob reported on the number of violation notices and warning letters sent so far this year
- Special Meeting update and procedures were reviewed for the upcoming special meeting to be held August 18<sup>th</sup>. The purpose of this meeting is strictly to vote yes or no of the proposed amendment to the by-laws.

**Motion to adjourn meeting by:** Greg Allen **Second by:** Patti Collins

**Meeting adjourned at:** 6:47 PM

**Next Meeting Date:** 10/14/19 at 5:30 PM at the clubhouse