



GHPOA BOARD OF DIRECTORS MEETING MINUTES

October 9, 2018

- President:** Tim Petty called meeting to order at 5:40 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, and Dianne Bylo
- Absences:** Ken Graper
- Guest (s):** Joy David, Ron Varner, Lt. April Nichols
- Approval of August Minutes:** The August 2018 minutes were electronically delivered to the board for review. Motions to approve minutes were made by Bob Cox and second by Henry Tobin, all Board Members present were in favor and motion passed.
- Treasurer's Report:** Henry Tobin reported there were no unpaid bills other than the reimbursement for the cameras installed at the main entrance. Currently there is \$28K in our operating account
- Design Control Committee:** Tim reported that he has spoke to homeowner Mr. Kopelson, reminding him of the repair time limits on his home. He will also speak to the home owner by the club house in reference to the repair time limits. The question was brought up as to whether mailboxes are covered in the deed restrictions.
- Welcoming Committee:** All New homeowners that had their paperwork completed as of October 8th have been welcomed with a plant, Board letter, and informational brochure. They also have been added to the mail chimp newsletter email list. Two additional homeowners received on October 8th will also be greeted and added to mail chimp no later than 10/12/18.
- Newsletter Committee:** Annie Hurst reports that the 4th quarterly newsletters was completed and delivered electronically. This concludes the newsletter for 2018. The next newsletter will be sent out during the first week in January, for the first quarter in 2019.
- Facilities & Grounds:** Jason Lyons reported that the fall foliage is on order, pending the growers sending them. Due to weather conditions growers are behind on their orders however, the entrance shall have the fall flowers planted as soon as they are received. It has been reported that upon leaving the community, by the front entrance towards hwy 27, on the left is a large oak tree that has a huge branch that may be obstructing the view for some people. Jason Lyons will get an estimate for having the huge branch cut down. Some board members said they did not notice the branch being an obstruction. A motion was made by Tim Petty to have all board members go and review the tree branch to see if it necessary to cut it down, and if so what would the cost be, or if the county would will trim the tree. It was second by Annie Hurst; all Board Members present were in favor and motion passed.

Old Business:

Block Captain Chairperson

Annie Hurst reported that there are only 5 volunteer block captains and no chairperson. Having met with the block captains it was decided that a chairperson would not be needed for now. The yard sale date has been set for November 10th thus allowing time to have the door hangers printed and distributed to the community and have the advertising published. The Block captains divided the assignments necessary to complete the event. Annie also asked Lt. Nichols if we could get a patrol car to drive around the neighborhood that day for security reasons and she agreed.

Deed Restriction Chairperson

Tim Petty advised that the vacant chairperson position needed to be filled. Henry Tobin nominated Bob Cox to fill the position and Bob agreed. Jessica Majoros motioned to have Bob Cox as the new chairperson and it was second by Patti Collins, all Board Members present were in favor and motion passed. Dianne Bylo volunteered to co-chair with Bob on the deed restriction duties and Bob made a motion to add Dianne as the co-chairperson and Jessica second; all Board Members present were in favor and motion passed.

New Business:

Deed Restriction Violations and Letters

The board discussed how to best address violations made by tenants. Joshua Brown advised that the best way to address this issue is to send the deed restriction violation letter to the owners advising them of the violation and of any applicable fines would be due as per our policy. However, this should be done on a case by case situation.

Tim received a complaint from a vacant lot owner who mentioned that people were using the lot as a pathway. After much discussion the board concluded that the board is not able to control people using the vacant lots as pathways. Lt. Nichols suggested using a Marion County Sheriff's Office form called a "Trespass Authorization" which gives officers authorization to remove people from the property without the owner being present. Lt. Nichols will email the form to Tim for his review and consideration. However it would be difficult to monitor the property.

New Director Board Member

Having a director position vacant, Tim Petty nominated Joy David as board director and Joy agreed. Jessica Majoros motioned to have Joy David join the board. Joshua Brown second; all Board Members present were in favor and motion passed.

Motion to adjourn meeting by: Joy David Second by: Joshua Brown

Meeting adjourned at: 6:50 PM

Next Meeting Date: December 4, 2018 - 5:30 PM at the clubhouse