



**GHPOA BOARD OF DIRECTORS MEETING
MINUTES**

December 4, 2017

- Board Members:** Members Present: Tim Petty, Henry Tobin, Annie Hurst, Jason Lyons, Jessica Majoras, Kris Spencer, Bob Cox, Patti Collins
A Quorum of 8 members was established
Absences: Amanda Luby, Joshua Brown, Colleen Duris
- Others present:** Janet Fields, Jeff Lee
- Proceedings:** Meeting was called to order at 5:40 pm by Vice President Tim Petty.
- Secretary's Report:** Roll Call was done. The approval of the October minutes are postponed until access can be given to the one drive managed by the previous secretary.
- Treasurer's Report:** Treasurer Tobin reported \$3,864 in receivables (\$1,800 in foreclosures)
- Design Control:** DCC Chair, Vice President Petty had nothing new to report and stated the application and review process continues to work effectively
- Deed Restriction Committee:** DRC Chair, Amanda Luby; due to an accident, will be on a leave of absence until she is well enough to return. Kris Spencer will step in and will continue to monitor and DRC issues as necessary.
- Welcoming Committee:** WCC Chair, Annie Hurst stated there were three new homeowners welcomed in the past few weeks. Henry Tobin stated there will be two additional new home owners. Annie will be welcoming them within the next few weeks.
- Block Captain Committee:** BC Chair, Jeffrey Lee, reported the block captains had met and spoke about how to contribute and communicate to new owners. In addition, they spoke about safety and security concerns and decided to meet every two months to discuss any issues within their blocks. The block captains spoke about the different ways to engage the community and will request from the board a budget in order to come up with an endeavor.
- Newsletter Committee:** Annie Hurst reported she will have training in order to distribute the publication of the newsletter by the end of January.
- Facilities & Grounds:** Jason Lyons reported everything is good everywhere and even though the board had agreed to change the plants by the entrance road every quarter, the coleus have been doing so well they will remain until the next quarter. The board thanked Jason for getting the storm cleanup from the county completed prior to the holidays.
- Preservation Committee:** Jess Majoras met with the new owner and stated that there will be many plans forthcoming.
- Lt. Nichols:
Sheriff's Office:** The Lt. was welcomed by Tim Petty and the board. Jess Majoras requested speed limit signs to be posted on 56th street. Lt. Nichols stated she will have speed trailers set up in order to collect data to obtain documentation in order to request speed limit signs. Tim advised Jess that if owners complain about speeders they need to contact the non emergency number for the sheriff's office since the board has no ability to control traffic. Tim advised that Annie will send to the board directors the by-laws of the board along with the non-emergency number for clarification of their duties.

New Business:

- Nomination/Voting for President Position

Henry Tobin nominated and motioned Tim Petty for president; Bob Cox second the motioned. All present in favor, motioned passed and Tim Petty is our new president.

Henry Tobin made a motion Tim Petty be added to our Community Bank Checking Account as an alternate signatory; Bob Cox seconded the motion. All present voted in favor, motion passed.

- Nomination/Voting for Vice President Position

Annie nominated Jason Lyons and he declined. Henry Tobin nominated and motioned Bob Cox for vice president and Jess Majoras second the motioned. All present in favor, motioned passed and Bob Cox is our new vice president.

- Form a nomination committee

It was discussed that a committee should be formed to review applications for those interested in joining the board and in recruiting board members as needed. Nominations will be tabled for our next meeting.

- Vote on meeting frequency

A discussion developed regarding the frequency of the board meetings. After a brief discussion it was suggested and agreed upon to hold the meetings quarterly beginning in January and set on the second Monday of the month.

- Elect chairperson for the Annual HOA Meeting

Joshua was suggested as the chairperson for the position based on his previous experience and Jess volunteered to maintain and update the database working with Annie for the neighborhood booklet. Changes to the booklet have been tabled for the next meeting for further discussion.

- Board Resignation Letter Approval

Tim Petty advised the board that in order to keep records accurate, a resignation letter is required when a member decides to resign. The board agreed.

**Bryan Richards
General Manager:**

Bryan stated that plans are in progress for many upgrades to the clubhouse including the renovation of the restaurant. As of last year there were 128 members and hopefully this will increase. Different types of membership will be offered. Details of the clubs ownership transition will be given as they become available.

Old Business:

Postponed until access can be given to the one drive managed by the previous secretary.

Property Owners Questions or Comments:

Ms. Fields asked whether the Christmas decoration contest will be done and Tim Petty advised that it will not be done this year since there was no time to coordinate a group after all the board changes. Ms. Fields asked about the yard sale and it was suggested that twice a year is fine however a committee should be created to organize it.

Jeff Lee suggested a survey be done as to what changes the owners would like to have done. Tim and Annie suggested to wait and see what changes the new clubhouse owner makes.

Bob Cox mentioned he contacted the Utilities Company to paint the fire hydrants and was told it'll be done soon. Henry said he would check on it.

Motion to adjourn meeting by: Bob Cox **Second by:** Henry Tobin

Meeting adjourned at: 6:40 pm