



GHPOA BOARD OF DIRECTORS MEETING

June 10, 2020

- President:** Tim Petty called meeting to order at 5:29 pm
- Secretary's Report:** Roll Call:
Board Members Present: Tim Petty, Bob Cox, Henry Tobin, Annie Hurst, Patti Collins, Dianne Bylo, Patsy Connors and Jane Watts
- Known Absences:** Jessica Majoros, Joy David
- Guest (s):** Lt. Curtis, Eric Casey, Jody Micilcavage, Amanda Daugherty, Janet Fields, Jeff and Shelby Smith, Chris Hawke, Ron Wilson
- Approval of February Minutes:** The February 2020 minutes were electronically delivered to the board for review. Motions to approve minutes were made by Henry Tobin and second by Patti Collins, all Board Members present were in favor and motion passed.
- Treasurer's Report:** Henry Tobin reported there are no un paid bills. There are approximately 17 homeowners that still past due but these are being addressed.
- Design Control Committee:** Tim Petty reviewed the duties and responsibilities of the committee and advised currently there is one house in construction in our neighborhood and all paperwork has been reviewed. Other than that all is fine.
- Deed Restriction Committee:** Bob Cox reviewed the duties and procedures of the committee and advised currently there are a total of 23 parking violation letters that were sent out and the majority have been resolved with no further action need. Three of these were sent as a second letter providing information on fines of which two of these were resolved with no further action needed. One violation from the original notices sent was mailed a notice advising the effective date of the fines and the violation was resolved prior to the effective date.
- Welcoming Committee:** Annie Hurst reported there are three new owners that need to be welcomed with a plant, Board letter, and informational brochure. This will be done as soon as possible. They also have been added to the newsletter email list.
- Newsletter Committee:** Annie Hurst reported the next newsletter will be sent out late August, for the third quarter in 2020.
- Block Captain Committee:** Annie Hurst reported that the committee will meet late August to discuss the Fall Yard Sale.

Facilities & Grounds:

Jason Lyons reported that cutting edge is doing a great job staying on top of the grounds. Jason suggested in lieu of replanting the plants around the front entrance oaks, we should trim them down because they are very healthy plants. Henry mentioned that the up lights were covered by the plants so that would help. The cost would be approximately \$300 to \$350 to do. Tim advised the board has a preapproved budget for maintenance of the grounds so no motion is needed to proceed. Eric Casey asked if gravel can be added on the roundabout at the end of 80th Avenue Road since tire tracks are being left behind when people turn the corner. Tim advised that he would go and check the area first.

Old Business:

- 1. Leases. This item is still pending**
- 2. Speeding in the neighborhood**
- 3. Parking Restrictions**

1. Tim reviewed this item that began with AIR BnB's and reminded everyone on the voting outcome from last year. Jody Micilcavage suggested that in our restrictions it reads that no business or commercial enterprises of any type can be conducted on any property and that should cover that issue. Tim advised that it was a good suggestion and he would look into that although it is not a current situation.
2. Tim advised that we have the sheriff's officers patrolling the neighborhood and yesterday several speeding tickets were given. As far as having cameras installed, according to the sheriff's office that would not help because it would need to record the license plate numbers. Currently there is a stealth box that records the date, time and speed on cars, in addition, speed radars have been placed which will be moved throughout the neighborhood every 8 days. According to Lt. Curtis, speeding is the number one complaint the department receives. A homeowner asked if a table speed bump could be placed and Tim advised that our neighborhood has county roads and the county will not approve any speed bumps at all. City roads are the only ones that have them. Tim also advised that if the community requested to privatize our roads the county would require a minimum of 2 million dollars in the HOA funds to do so. Bob mentioned that in addition the HOA would be taxed at a very high rate to maintain them. Jane Watts asked if painting crosswalks would help slowing people down. Lt. Curtis advised that would not slow speeders down. Lt. Curtis also advised that by next year a traffic unit will be established at the sheriff's office handling speed problems in every community.
3. Chris Hawke asked about having irregular circumstances when it comes to parking. Bob advised that the board was not made aware of any special circumstances. Bob advised that some of the parking violations have been going on prior to the holidays and because of the holidays, followed by the virus pandemic precautions, the mailing of violation notices was suspended until the pandemic precautions were being lifted in Marion County. Chris asked why phone calls can't be made individually. Bob explained that if no contact was made on a call a continual follow up phone call would be needed until contact was made. Due to the fact that parking restrictions are in our deed restrictions and is in as a reminder on the newsletter besides on the website, it is more efficient to send the violations letter in addition to having a paper trail. After much discussion on the process of changing the restrictions with a required 66.2/3% of the majority vote needed as per the statutes, the restrictions will remain in place. Chris suggested having a committee set up to change the wording and follow up with the community to have a quorum.

New Business:

- A. Annual Meeting Rescheduling**
- B. Board Meeting Schedules**
- C. Board Openings**
- D. Board Email Responses from the Board**
- E. Printing of Annual Directories**
- F. Zoning Changes**

- A. Due to the pandemic situation the 2020 annual meeting is rescheduled combined with the 2021 annual meeting to February 21, 2021.
- B. Board meetings will be scheduled on Wednesday nights and will be posted for the year on the web site with tentative dates.
- C. Tim advised there are currently three board openings. (Bio's should be sent to the nominating committee)
- D. Procedures have been made to handle emails directed to the board.
- E. Due to the pandemic situation the printing of the directories could not be made since businesses were closed however, updates will be made and directories will be sent to be printed if possible.
- F. Tim shared information of the zoning area changes surrounding our neighborhood. This information is available to the public on the county's website.

Tim advised that the cameras placed by the guard shack do work but there is no monitoring in place. These are shared and reviewed by the police department when a report is made. Chris Hawke suggested having a sign placed at the entrance advising that there is camera video recording being made. Tim advised the board will look into it.

Tim asked if there were any additional questions for the board by those members present. No additional questions were asked. A motion to adjourn the meeting was made by Patti Collins and second by Annie Hurst. The meeting was adjourned at: 6:56 PM

Next Meeting Date: **TBA** - 5:30 PM at the clubhouse.