



**GHPOA BOARD OF DIRECTORS MEETING  
MINUTES**

**January 8, 2018**

- Board Members:** Members Present: Tim Petty, Henry Tobin, Annie Hurst, Jason Lyons, Joshua Brown, Jessica Majoras, Bob Cox, Patti Collins  
A Quorum of 8 members was established  
Absences: Amanda Luby, Kris Spencer
- Others present:** None
- Proceedings:** Meeting was called to order at 5:34 pm by President Tim Petty.
- Secretary's Report:** Roll Call was done. Motion for the approval of the December minutes was requested and motioned for approval by: Bob Cox and second by Henry Tobin. All in favor, motion passed.
- Treasurer's Report:** Treasurer Tobin reported no current payables to date. Past Due notices have been sent and will follow up next meeting. The annual dues for 2018 will be mailed separately from the meeting information to the owners.
- Design Control:** DCC Chair, President Petty had nothing new to report and stated the application and review process continues to work effectively.
- Deed Restriction Committee:** Tentative Chair, Kris Spencer will attend to the DRC issues for the address of: 7719 NW 49th St., as reported to the board for the conditions on the back of the house and will report back to the board.
- Welcoming Committee:** WCC Chair, Annie Hurst stated there were four new homeowners and they will be welcomed this week. Henry Tobin stated there will be one additional new home owner. Annie will welcome them within the next few weeks. Annie will contact the block captains to see if they are available to join in the welcoming.
- Block Captain Committee:** BC Chair, Jeffrey Lee, was not present but Jess Majoras reported the block captains will meet on January 18<sup>th</sup> and will discuss how to further communicate to the owners in addition to meeting every two months to discuss any issues within their blocks. The board requested a mission statement be established by the board in order to ascertain a budget before an endeavor can be created since the sole purpose of the block captains was to establish a line of communication between the board and the owners.
- Newsletter Committee:** Annie Hurst reported the newsletter is complete however training is still pending in order to distribute the publication of the newsletter by the end of January.
- Facilities & Grounds:** Jason Lyons reported that the flowers by the main entrance have been replaced. Also, the sable palm on 78<sup>th</sup> Ct., by the cul-de-sac needs to be replaced because it has withered with the weather. In addition, the grass by the entrance needs to be sodded. Annie questioned as to the amount for the re-sod and Jason said he would check but, it would be approximately \$450. Annie motioned to have the entrance re-sodded and it was second by Jess, all approved, motion passed. After further discussion, Jason also mentioned he would get a quote on up-lights for the oaks at the entrance and will report back to the board.
- Old Business:** Annual Meeting Chairperson:
- Joshua agreed to chair the committee and Jess, Patti and Annie agreed to assist. April 22<sup>nd</sup> is the tentative date for the annual meeting at 3:00 pm. The location is TBA, depending on the remodeling of the clubhouse. The committee will meet in order to provide an invitation with an RSVP included for the home owners with a 45 day advanced notice (as per the by-laws) which will contain an agenda and a preliminary budget.

Board Vacancies:

- Vacancies and information will be announced during the annual meeting by the nominating committee.

Nomination committee:

- As per the By-Laws, the president assigned Bob Cox, Patti Collins and Jess Majoras as the nomination committee and discussed the eligibility of such nominations.

Lt. Nichols on radar:

- The board thanked the Lt. for her assistance on assigning the speed radar. She then requested that the board let her know where speed limit signs should be posted throughout the community. The board agreed to contact her within a month of the locations. In addition, the Lt. suggested that the theft of the plants by the entrance that has been happening, be reported even if it seems petty, in order to be able to document the theft as a crime. The board agreed.

**New Business:**

7719 NW 49th St:

- This address was reported to the board by home owners for having rubble and trash and the bad condition of the yard. The DRC will address this issue and report back to the board prior to the next meeting.

Brian Richards, Club Membership Information:

- Club membership information was distributed the board for review. The board is looking forward to working with the new owner in order to make the clubhouse a success.

Budget discussion:

- After reviewing last year's budget, Tim suggested setting up an emergency fund for the board. After some discussion, several items came up for further exploration on expenses for speed bumps and street lights; these have been tabled for further discussion.

Preservation Committee:

- The committee will be assisting in the community yard sale this year. The committee members are: Jess, Annie, Joshua and Amanda Luby. They will meet with the BC's in order to establish a yard sale date for the spring and the fall.

Social Events:

- Jess volunteered to maintain and handle the Facebook Account for the Board.

Property Owners Questions or Comments: N/A

Motion to adjourn meeting by: Annie

Second by: Henry

Meeting adjourned at: 7:03 PM

Next Meeting Date: April 22, 2017 - 3:00 PM - Location: TBA