



GHPOA BOARD OF DIRECTORS MEETING Minutes

February 12, 2019

- President:** Tim Petty called meeting to order at 5:39 pm
- Secretary's Report:** Roll Call:

Board Members Present: Tim Petty, Bob Cox, Henry Tobin, Annie Hurst, Jessica Majoros, Patti Collins, and Joy David
Grounds Consultant: Jason Lyons
- Absences:** Josh Brown, Dianne Bylo, Ken Graper
- Guest (s):** Janet Fields, Ron Varner, Lt. April Nichols
- Approval of
December Minutes:** The December 2018 minutes were electronically delivered to the board for review. Motions to approve minutes were made by Bob Cox and second by Jessica Majoros, all Board Members present were in favor and motion passed.
- Treasurer's Report:** Henry Tobin reported no unpaid bills. Some home owners still have an outstanding balance. Henry will address these individually.
- Design Control Committee:** Tim Petty reported that a committee meeting was held in reference to fences and how they are stated in the bylaws. Currently there are no new issues.
- Welcoming Committee:** All New homeowners that have had their paperwork completed have been welcomed with a plant, Board letter, and informational brochure. They also have been added to the mail chimp newsletter email list.
- Newsletter Committee:** The second quarter newsletter went out on April 1st and the next newsletter will be sent out during the first week in July for the third quarter in 2019.
- Facilities & Grounds:** The 13 front oak trees were all trimmed and de-mossed and it came within the budgeted amount. Board members have received positive feedback on the trees. Jason presented the proposal for the landscaping of the front entrance and around the oak trees and advised it would take approximately one week to complete. Jessica Majoros motioned to have the maintenance done and second by Joy David, all Board Members present were in favor and motion passed.

Old Business:

- Mailboxes – further research and study will be done
- Commercial Vehicles – As per Article 3,
Section 4; No commercial vehicle of any kind other than ones operated by a vendor providing delivery or temporary services to the premises shall be permitted on any lot at any time.
Section 9; No business or commercial enterprises of any type shall be carried on or conducted on any property.
Notices shall be sent when necessary.

New Business:

Annual Meeting:

Annie Hurst motioned to have April 7th at 3:00 pm as the date for the annual meeting, Bob Cox second. All board members present were in favor and motion passed.

A subcommittee was formed for the duties to be done for the meeting, Josh, Annie, Jess and Patty volunteered.

Annie will check with the clubhouse on the date, room layout, hors d'oeuvres & beverages.

Review of lease/easement for the entry:

The 2012 lease/easement paperwork was made for 10 years then to be redone every year. The lots on the sides up front will need to be redone after 2022. The club owner can change it at that time. The maintenance is to be done the HOA.

Review of sign constraints in deed restrictions and address:

Regi had asked Tim about placing a sign for the clubhouse however, in article 3, section 3; states that no commercial signs of any can, will be permitted except for sale signs and removed immediately after the closing of the sale of the lot. Tim will do more research into this further.

Spring Yard Sale/Block captains meeting:

The meeting for the spring yard sale is set for February 20th at which time a date shall be set and the door hangers will be ordered after that.

Motion to adjourn meeting by: Annie Hurst **Second by:** Joy David

Meeting adjourned at: 6:56 PM

Next Meeting Date: April 7, 2019 – 3:00 PM at the clubhouse