



GHPOA BOARD OF DIRECTORS MEETING MINUTES
June 7, 2016

- President** Meeting called to order with following Officers/Directors present: Greg Allen, Tim Petty Henry Tobin, Amanda Daugherty, Tammy Jenkins, Joshua Brown, Annie Hurst, Kris Spencer, Jason Lyons, Doug LaMay, Eric Casey, Connie Ryan
- Secretary's Report:** Approval of Minutes: Change requested for "Tim Allen" to be changed to Tim Petty in the Treasurer's report section of the May minutes. Henry made motion to approve minutes with corrections incorporated. Tammy Jenkins seconded. All present in favor and the motion carried.
- It was agreed that due to the 4th of July holiday, the next meeting will be held on July 12th. A summer edition of the newsletter will be generated within the next few weeks and this date change will be announced to the membership at that time.
- Bio of Amanda Simmons Luby was presented to the Board as a Nominee to fill our final vacancy.
- Treasurer's Report:** Henry Tobin reported the current bank balance is \$84,441.59, with \$7,540 in receivables. Majority of these funds were comprised of 2016 dues with several estoppel fees intermixed.
- Henry stated he is moving forward with the GHPOA Board approved billing structure for property owners who own more than one parcel. The criteria the board adopted is if the parcels are recorded in the Marion County Property Appraiser's office as one parcel, and cannot be sold separately, the board will deem the lots as one parcel and bill HOA dues accordingly.
- Estoppel process: From this point forward violations shall be rectified prior to an estoppel being granted by the GHPOA Board. When a property is listed for sale and the Board is aware of DR violations, the Board Secretary shall notify homeowner & Broker/Realtor of such violations and instruct property owner to remedy the situation prior to closing date, otherwise the Estoppel request shall not be granted.
- Design Control:** Tim Petty provided the board with the DCC procedures which will take place from this point forward. They are as follows:
1. Applications must be submitted on GHPOA supplied form on website
 2. All applications are forwarded to DCC Chairman for initial review.
 3. Application & Drawings are forwarded to all DCC committee members for review.
 4. Applications must be approved by 75% of the members.
 5. Approved application is forwarded to Board Secretary for recording.

6. If a consensus is not reached the decision is turned over to the Board of Directors.
7. Homeowner may appeal any committee decision to the Board of Directors.

Discussion ensued pertaining to fencing setbacks. According to Article II of the Deed Restrictions, no structure may be erected less than 40 feet from the golf course or rear lot line. Fences are defined as structures and therefore must comply with the aforementioned restriction.

Discussion ensued pertaining to request for approval of a metal swing set. The Boards opinion is this structure shall be denied based upon Article III, paragraph 5 (Each lot owner... shall keep their property free of... equipment or any other unsightly object)

Orientation: Amanda Daugherty stated she has recently welcomed Kindel Carpenter & Bruce and Andrea Davidson to the community.

Facilities & Grounds: Jason Lyons stated the common areas are being well maintained by our landscaping provider and that the Yard Stop recently replaced the Sable Palm, at their cost.

New/Old Business: Deed Restriction Violations. President Allen presented the issue of properly preserving the integrity and beauty of our community via the swift enforcement of our deed restrictions. The GHPOA Board unanimously agreed to join efforts in promptly reporting violations to DR Committee Chair Kris Spencer. Lorraine Weiscamp will be requested to serve on the DR Board with Kris Spencer to help him with his efforts.

Henry Tobin made a motion that Greg Allen retains the services of attorneys Wilson & Williams as GHPOA legal Counsel. This motion was seconded by Secretary Daugherty. All present were in favor. President Allen shall invite Wilson & Williams to attend the next board meeting scheduled on 07/12/16

Property Owners Questions or Comments: N/A

Motion made to adjourn made by Henry Tobin at 6:51. Motion seconded by Tammy Jenkins. All present were in favor and the meeting adjourned.

Next Meeting: July 12, 2016