

Board Meeting Minutes for October 22nd

In attendance:

Board Members: Jim Waddle, Sue Hawkins, Brenda Bennett, Peggy Moore

Edvique Shaver was not in attendance

Homeowners: Jeff Hawkins

Meeting called to order by Jim Waddle at 6 p.m.

Presidents Report:

Jim asked that both old and new business be discussed and that minutes from the last meeting be read.

Old Business:

A: Do guests need some sort of "permission slip" to use the common areas without being accompanied by homeowners? This question will be discussed moving forward.

B: The board discussed the potential need for adding a security pin number for each homeowner to have access to the GFHOA website.

C: Complaints about upkeep of some yards in the neighborhood have been made. Easily remedied issues that have an impact on home values were mentioned such as keeping weeds trimmed down along embankments and fence upkeep. Emails and letters may be sent out to request some more upkeep be done in consideration of the neighborhood as a whole.

Treasurer's Report: See attached Some properties are in delinquency. The board will be sending warning notices and issuing liens if dues are not paid in a timely fashion.

Social Director: A: The board is considering having a social in the fall for the neighborhood with no intent to discuss business. This event will be to reacquaint neighbors, welcome new ones and enjoy an evening together.

New Business:

President's Report:

Concerns have still been raised about new riding arena built on Hasty Trail and the need to ensure that proper permits are obtained, posted, and consideration for our fellow neighbors is given. Silt fencing must be in place before work begins and permits prior as well.

Complaints have been raised about construction of a new home on Lakeside due to silt fence not being effective and causing silt to run off into the lake. It was discussed that reasonable measures have indeed been taken to mitigate this problem such as maintaining silt fence, overseeding, however, clean up needs to be done and project needs to be completed in a timely fashion.

Reasonable upkeep of the neighborhoods properties is still an issue. The by-laws make the requirements and enforcement rather vague, however, it is important to make efforts to make properties pleasant and curb appeal be maintained by completely bushhogging, not just partial or incomplete in appearance, completely cutting down of overgrowth of grass and weeds along front curbage, including enbankments.

The board agreed that if property owners are unwilling to abide by the bylaws concerning permits, this issue needs to be enforced by the board and addressed directly with the property owners who are not in compliance.

Treasurer's report: See attached for current financials.

A discussion about how to handle neighbors in delinquency ensued. An effort should be made by homeowners to approach board members if there are circumstances causing yearly dues to be a hardship. In turn, the board will maintain the privacy of such property owners that come to the board with a concern of this nature.

Social Director:

Plans for annual meeting discussed and plans to hold at Butts & Barley agreed upon.