

# HoA Board Meeting Minutes September/23

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September 17, 2023 / 7:00 PM / VIA ZOOM

## Call to Order

- The meeting was formally called to Order by the President, Brian Janks, at 7:02 pm.

## Roll Call

- Present: Brian Janks (President), Beau Everitt (Vice President), Stacy Harris (Secretary), Brian Kady (Board Member-at-Large), Christina Moser (Treasurer), Jarrit White (Non-Voting Board Member), Michelle Folden (Committee Member – Communications), Jennifer Hart (Committee Member - Beautification)

## Approval/Reading of Minutes

- There was a motion to adopt the Minutes from the August 6, 2023 HOA Board meeting by Brian K. Christina supported. The minutes were approved as submitted.

## Violation Hearing Requests

- Bryan Goidosik - did not attend
- Matt Meyer - Mr. Meyer appeared to discuss the violation fine he received for parking his camper in the driveway. He believes he is allowed to park in his drive 48 hours before and after each use. He is asking what the “spirit” of the regulation is. Board will discuss and respond to Mr. Meyer.

## Report of Officers

- President – deferred to later in agenda
- Vice President – nothing to report

- **Treasurer**
  - **Financial Reports - July report was reviewed, no issues, tracking to budget YTD with exception for the landscaping improvement project which will need to be funded from the reserve. Additional expenditures for repairing sprinkler heads will need to be budgeted for in the annual budget.**
  - **Customer Balance Report – As of the end of July, there are only 2 homeowners with outstanding balances.**
- **Secretary**
  - **Review of InRhodes monthly report**
    - **One house sale/closing during July - 1460 Glass Lake Circle**
    - **Open Maintenance work orders and Violations were reviewed - refer to report**
    - **InRhodes site visits - Brian J to check if they have been happening - no reports have been received**

## **Committee Reports**

- **Architectural Report - Recent requests**
  - **547 Brooks Ct - patio - approved - InRhodes needs to prove approval letter to homeowner**
  - **783 Brooks Lane - play structure - approved**
- **Communication Report - Emails/Facebook posts received**
  - **Emails - received one request for a violation hearing and one modification request**
  - **Facebook posts – nothing significant. Will post a reminder about the annual meeting.**
- **Beautification Report**
  - **Landscaping Chelsea Ct & Brooks Ct culs-de-sac – October 2nd is the projected start date for the project.**

## Old Business

- Storm water drain maintenance - Brian and Spisz planning to meet within the next month
- Master Association updates – Barkman will be re-landscaping the main Waterstone entrance and the gazebo park. Gazebo park will be completed this Fall and the front Waterstone entrance next year.
- Annual homeowners meeting preparation - Discussed what info is still needed for the presentation. Dry Run will be Monday, Sept. 25 at 7pm at Michelle's house (1359 GLC).

## New Business

- Violation process discussions -
  - Board needs to define “occasional” related to parking of campers/boats/trailers
  - Violation letters need to include the date violation was received, a picture, and a limit of 7 days to resolve issues
- Sprinkler winterizing - scheduled for October 6th
- Violations - letters sent since last meeting
  - 1189 Chelsea Blvd - boat - fine letter sent 8/14
  - 981 Coventry Ct - camper - fine letter sent 8/14
  - 1339 Glass Lake Circle - camper - two fine letters sent
  - 598 Brooks Ct - boat - complaint received - no letter sent
  - 1415 Glass Lake Circle - street trees - homeowner response received
  - Street trees - next step after due date for installation passes? Will discuss in October.
- Brian Kady board position - Thank you Brian K for all your service. Jarrit White will replace Brian Kady as voting Board Member-at-large and on the Architectural Committee.
- Date for next board meeting - Sunday, October 29th at 7pm.

## Adjournment

- The Golf Highlands HOA Board of Directors meeting was adjourned at 8:27pm by President, Brian Janks.