

**GMNHOA Board Meeting Agenda**  
**Tuesday, December 18, 2018**  
**6pm – Johnston Library**

Board Members Present:

Dan  
Cassandra  
Scottie  
Brian P

Absent Board Members:

Rob  
Brian G  
Scott

Management Company Present:

Lisa  
Dale

Homeowners Present:

Al  
Willie  
Chris and Adriana Moe  
Amy and Michael Blair

- I. Call the Meeting to Order/Approval of the Agenda
  - Cassandra called meeting to order
  
- II. Financial Review – as of November 30, 2018
  - Done paying most of summer bills, including electrician for line damage and new photo cell contacts.
  - Working on City reimbursement for line damage.
  - AR - \$620 new added from a past statement that was misappropriated by Sentry for a different association. Resolved.
  - 2019 budget is approved.

### III. Old Business

- Bench and install is already paid for – going to be installed in Jan/Feb.
- Land give-away to Johnston
  - i. Talked to John (not Dave). Lisa put together a letter to City. Need to add parcel ID into letter. They will likely require us to use our legal to write the easement. We will wait for their response before moving further. Letter to be reviewed by Board before sending.
- Tree coming down caused damage, but has been handled at this point.
- Trash cans
  - i. 34 homes had cans out when sampled.
  - ii. Lawyer is putting together a quote for updating the covenants and any legal action to homeowners is to be billed to homeowners.
  - iii. Amy Blair has a slab on side of house. Previous owner said he had prior HOA approval. Multiple other neighbors said the same.
  - iv. Talked about options for fencing since there is not a likelihood of changing covenants.
  - v. Lisa doesn't have ANY documentation approving current fences around cans. Dale will drive a follow-up sample this week, and at the same time he'll take pictures and document every house with fence for board approval.
- Website needs updating
- Lawyer is putting together options for storage containers.
- Lisa to talk to City about all the electrical boxes to locate all other photo cells for contact upgrades.
- We didn't have time to put Christmas lights in this year, but we'll look earlier next year.

### IV. New Business

- Sink holes – we need to talk to City (Public Works) again about fixing these.
- Al recommends we request spring/summer/fall bids now before they get too busy, and he recommends we ask for the same rate.
- How many board openings – none.
- With new annual board meeting in November next year – when will we review year-end financials? Should be ready by Jan or Feb meeting.

### V. Upcoming meetings & Other Important Dates

- Tuesday, January 8, 2019 – Johnston Library, Archive Room
- Tuesday, February 26, 2019 – Johnston Library, Archive Room

VI. Adjourned