



**Board of Directors Meeting**  
**May 20, 2020 7pm**  
**GoToMeeting Virtual Platform**

**Called to order at 19:00**

- **Directors in Attendance:** (5): Jacob Andersen, John Mellick, Bruce Bell, Charlie Matthews, Scott Kingsford. Quorum was established.
- **4 Degrees Team-** Christina, Monique & Alexa
- **Appointment of Four New Directors-** The association had 9 members volunteer to serve. Each provided a summary of why they felt they would be a good fit for the Board of Directors. Sitting Directors voted via secret ballot (Email, as the meeting was virtual)
  - New Directors were Sharon Shutts, Rod Seagraves, Anne Thomas & David Jesse
  - These appointments begin immediately.
- **Financial Review-**
  - **Meadowwood**
    - Operating \$88,915
    - Reserves \$44,309
    - Savings \$51,382
  - **Garden Ridge**
    - Operating \$47,764
    - Reserves \$25,325
    - Savings \$30,406
  - **Gray Hawk**
    - Operating \$20,255
    - Reserves \$7,294
    - Savings \$4,639
  - **Rocky Hill**
    - Operating \$52,450
    - Reserves \$14,011
    - Savings \$83

- **Financial Review with Bruce-** Bruce Bell had taken time to go through the billing methods to see if there was a better option for the association assessments. He concluded that there was no need for a change at this time, as homeowners liked knowing in advance what their assessments will be.
- **Private Road Committee-** Private road committee will look at all privately maintained roads throughout the association. The committee will involve members of each project, and be led by Charlie, Bruce & Sharon. Map of private roads is being developed by HOA Management.
- **Park Refresh Committee-** Charlie, Jacob, David & Scott had volunteered to assist with the park refresh. Replacement of basketball hoops, procuring new park benches, and picnic tables.
- **Snow Removal Contract Renewal Committee-** Rod & Scott will be reviewing this along with several community members to gain input. Specifically, with regard to the snow removal and maintenance in the Rocky Hill project. After receiving a clearly outlined definition of expected services from Greenstone, the association and management will be working to develop a scope of work that meets all needs of the homeowners and stays within a suitable budget. This committee will also have community member Linda Ball.
- **Landscape Contract Renewal Committee-** John, Scott & Anne will lead this committee to seek a new company as the Clearwater Summit contract will be up for renewal, or replacement with a new professional.
- **Gray Hawk Monuments Committee-** Charlie will help lead this project with the help of Gray Hawk residents Paul Brown & Richard Shutts. Ensuring the company who started the work on the monuments will come to complete the project, as management and other board members have been unsuccessful in reaching Stone & Fire Construction.
- **Projects in Progress Review-** Association manager is gathering bids for 2019 audit professional, acquiring bids to do the pathway between Mission & Molter, and also getting bids for bark replacement in Rocky Hill.
- **Avista Tree Project-** Association manager has been in contact with Matt from Avista, and they will be providing an update as soon as possible. All projects have been placed on hold due to the COVID-19 restrictions.
- **Fine & Late Fee Waivers-**
  - OR1214 - \$100 Garbage fine waived, Jacob made first motion, Scott second, and it was approved unanimously.
  - Late Fees for: N/A

- **Items Voted & Approved Via Email-**
  - Previous meeting minutes
  - OKS2225 Payment Plan (From prior meeting)
  
- **Concerns from Owners in Attendance & Open Discussion-**
  - **Dennis Martin-** Stated that there is a dead tree on association property in Gray Hawk & asked to have committee lists posted.
    - **Board Response-** Management will follow up on dead tree & board will discuss posting committee lists.
  
  - **Sharon Shutts** – Wants financials posted to website for all owners to review.
    - **Board Response-** Financials can be posted to owner portals, but not posted to the website due to the fact that the website is not secure. 4 Degrees will send a draft to all board members to decide on how they'd like to proceed.
  
  - **Anne Thomas** – Asked for Board Member packet to be sent to all new Board Members.
    - **Board Response-** Association manager will coordinate distribution of welcome packet for new Board Members.

**Meeting adjourned at 20:23**