



**Board of Directors Meeting**  
**June 17, 2020 7pm**  
**GoToMeeting Virtual Platform**

**Called to order at 19:00**

- **Directors in Attendance:** (7): Jacob Andersen, John Mellick, Anne Thomas, Rod Seagraves, Charlie Matthews, Scott Kingsford, Sharon Shutts.
- **Absent:** (2) Bruce Bell, David Jesse
- **4 Degrees Team:** Christina & Monique
- **Prior Meeting Minutes Approval:** Via email
- **Financial Review:**
  - **Meadowwood**
    - Operating \$78,765
    - Reserves \$45,845
    - Savings \$51,401
  - **Garden Ridge**
    - Operating \$49,201
    - Reserves \$26,009
    - Savings \$30,417
  - **Gray Hawk**
    - Operating \$20,339
    - Reserves \$7,712
    - Savings \$4,640
  - **Rocky Hill**
    - Operating \$53,221
    - Reserves \$14,690
    - Savings \$83
- **Financials:** Board discussed options for providing the Associations with Financials. They determined that quarterly postings would be a good option. Cash Flow & Balance statement will be posted quarterly to the homeowner's portal by management. Jacob

made the first motion to start posting the whole package to owner's portal's, Scott seconded the motion, and the motion passed unanimously.

- **Landscaping Team Updates:** Scott asked members to review 7-10 days, Jacob asked for a 'draft' version be sent out, watermarked, so that the Board could review. Scott covered a few of the changes that had been made, including the backflow testing that the HOA will need to have done in 2021. Homeowners will be responsible for their own homes, and the HOA will have the testing done on all common areas.
- **Private Roads:** Sharon reviewed the private roads and feel as though that GrayHawk needs an overlay. Board discussed & will have a more qualified person take a look at the roads. More updates to follow.
- **Park Refresh:** Charlie asked that the bark in Five Fingers needs to be topped off, as it is still too low. Looking to have a cement pad installed for the park picnic table, the mowing company keeps moving it around.
- **Gray Hawk Monuments Committee:** Owners in GrayHawk had asked to finish the work on the monuments themselves, had obtained the signatures of members of their project in support of the completion of the monuments. Jacob made the motion that if Sharon could provide the signatures of ALL homeowners in GrayHawk that he would support the project of the community completing the monuments at no cost to the HOA. Anne seconded the motion, and it was passed unanimously.

\*Board will seek liability waivers for residents to sign to make sure that there is no liability on the association.

- **Reserve Study Quote Selection:** Board discussed three companies and Sharon provided her reviews on each Reserve Study company. Sharon made the first motion to hire Association Reserves, Jacob seconded, and the motion passed unanimously.
- **Audit Quote Selection:** The board selected Magnuson McHugh & Co to perform the audits for 2019-2021 (3 Year Term) Charlie made the first motion, Jacob seconded, and the motion passed unanimously.
- **Community Survey:** Idea from management company to ask community what projects they'd like to see completed in the next 6 months to 1 year. Get feedback from the ownership on how they'd like to see dollars spent and give management team feedback to improve. Board liked the idea & management team will bring ideas for approval to next meeting.
- **Fine & Late Fee Waivers:**
  - D1117 & GD722 Both waived by board. Jacob made first motion to waive all fines, Charlie seconded, and the motion passed unanimously.

- **Concerns from Owners in Attendance & Open Discussion:**
  - Management Co. proposed that the Association replace the backboards and hoops in Pump House and Little Bear Parks. 4D thinks \$1000 would be enough to purchase and get them professionally installed.
    - **Board Response:** Anne made the first motion to allow budget, Charlie seconded, and the motion passed unanimously.
  - **Tree in GrayHawk:** Dead tree in GrayHawk needs to be removed. Quotes from Sam's and Clearwater were both \$500+tax.
    - **Board Response:** Scott made the first motion for Sam's, Charlie seconded, and the motion to accept the Sam's quote was passed unanimously.
  - **Addition of Board Members Info to Website:** It was suggested to add Board Members names and contact info to the website. Board continued discussion & eventually settled on addition of names & what section of the association each member represents.
    - **Board Response:** Board members names & sections they live in will be added to the website.
  - **GrayHawk Committee:** Sharon reiterated that she intended a consistent committee (or Task Force) to be included with all projects that involved GrayHawk in the April meeting, the two parties that originally made the motion and second to accept that were under a different understanding. Jacob acknowledged that there was an error in the April minutes with respect to what was implied versus what was approved. At that time, Sharon made a motion to include all 22 homes involvement in projects & she received no second. Scott made a motion that if the Board felt it necessary, they could involve members from GrayHawk separately. Charlie seconded, Anne voted in favor, however Jacob, Rod & Sharon voted no, which caused the motion to not pass.
    - **Board Response:** The topic was tabled until the next meeting due to new members not understanding the reason why there needs to be an additional committee specific to GrayHawk, Sharon agreed to provide all 22 members of community signatures on Monuments & at the next meeting provide a reason for the Board to do what she is asking.

**Meeting adjourned at 21:15**

