

The Woods at Grassy Creek HOA Board Meeting Agenda/Notes

January 14, 2020

Attendees:

Trish Shuhilo	<input checked="" type="checkbox"/>	Lori Edwards	<input checked="" type="checkbox"/>	Marcy Medley	<input checked="" type="checkbox"/>
Sean Medley	<input checked="" type="checkbox"/>	Jim Edwards	<input type="checkbox"/>	Ron Harrod	<input checked="" type="checkbox"/>

Items to discuss:

- Review of 2019 year-end budget results
 - 8.3% dues/payment delinquency rate for 2019; continued improvement over prior years
 - A little over budget for year-end 2019, driven mostly by increase in electric and water costs and pool-related maintenance costs
- 2020 maintenance considerations
 - WGC neighborhood signage replacement: RFPs out to vendors
 - Lighting fixes: Requests made to IPL on 1/10/2020 (3 lights on west side of neighborhood); posted link on website ([Core Services](#) page) for HOA members to request fixes
 - Exposed rebar in east entrance at Prospect & Sedgehill: Request made for maintenance on 1/19/2020
 - Pool house needs to be painted this year: RFPs will go out in the spring for completion prior to 2020 pool opening
 - Replacement signage needed for annual meeting or other events: Exploring cost-effective options, considering prior theft issues
 - All known 2020 service vendor contracts finalized
 - Pool licensing renewal submitted for 2020 season
- Planning for future expected maintenance needs and reserving approach

Other items:

- Planning Spring and Fall newsletters; will be posted on website/Facebook pages in addition to paper distribution:
 - Spring newsletter will include dates and/or information for:
 - (1) Spring neighborhood event (targeting May prior to pool open at West side playground)
 - (2) Spring garage sale (Fall garage sale planning will be determined by Spring participation)
 - (3) Spring clean-up event and areas of focus for 2020: Mailbox maintenance, Home maintenance (especially siding growth) and Garbage can storage; targeting Spring when these items are actionable due to warmer weather
 - (4) Pool opening and rules reminder
 - (5) Annual meeting date/time/location
 - (6) Reminder about completion/submission of ARC Review form prior to major projects; [updated form](#) posted to website
 - (7) Reminder about open board opportunities, as appropriate; [updated form](#) posted to website
 - Fall newsletter will include dates and/or information for:
 - (1) Annual meeting date/time/location reminder
 - (2) Fall neighborhood event; likely Trunk or Treat for Halloween
 - (3) Fall garage sale, if applicable
 - (4) Reminder about any needed clean-ups that have not been completed prior to colder weather
 - (5) Reminder about open board opportunities, as appropriate
- Representation at opportunity to get local HOA leaders together; aiming for a Tuesday, Feb. 25 with leadership from neighboring HOAs