



THE WOODS AT GRASSY CREEK
HOMEOWNERS ASSOCIATION
Website: <https://woodsatgrassy creek.com/>
Email Address: woodsatgrassy creek@gmail.com

Meeting Minutes

Woods at Grassy Creek Annual Meeting

Tuesday, October 20, 2020 at 6:00pm

location: West Playgroup

Board members in attendance:

Trish Shuhilo, President

Lori Edwards, Vice President

Zach Guest, Treasurer

Marcy Medley, Secretary

Ron Harrod, Member at large

Natalie Scaife, Member at large

HOA Meeting Attendees: 31 (based on sign in sheet)

Meeting called to order at 6:40 p.m.

I. Board Membership

Introduction of current board members as follows:

Trish Shuhilo (president)

Lori Edwards (vice president)

Zach Guest (treasurer)

Marcy Medley (secretary)

Ron Harrod (member at large)

Natalie Scaife (member at large)

II. Year in Review

- a. **Neighborhood information:** 12 homes sold; 4.1% value increase; pending sale <1 week; closing within 30-45 days
- b. **Delinquency:** 6% delinquency rate
 - In the past it was close to 12% (per former president Ron Harrod)
- c. **Improvements:** Entrance sign replacement; neighborhood event signage; dead tree removal; pool house maintenance; increased communications
 - positive feedback received from many neighbors regarding improvements.
 - Neighbors were happy about the quick response to emails.

III. New Business

- a. Addition of Spring meeting
 - Majority agreed that this would be something good to implement.
- b. Creation of new committees
 - Two homeowners showed interest, one was for organizing community events and the other was for Holiday entrance decorations.
- c. Short- and long-term maintenance needs



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-The community was made aware that upkeep and maintenance of homes will be enforced more than in the past. With the aging of our home we must be more proactive and diligent to keep our neighborhood looking its best.

IV. **Budget Review**

a. 2020 budget: On budget

-Zach Guest (Treasure) went over budget. People asked if there was a surplus since the pool didn't open this summer. They were made aware by our president, that the overage was used for maintenance to our community pool.

b. 2021 planned budget; No dues increase proposed for 2021

V. **Open discussion:** Additional items for considerations? Where can we improve?

-Communication in regards to towing was mentioned. Many residents didn't know about the new towing policy. Everyone was made aware again what the policy is and how it can be found on our website. There were also letters put on each homeowners mailboxes last year regarding the policy.

-Concerns of short term unexpected or planned street parking was expressed. Again everyone was made aware that you can contact our email address and exceptions will be made.

-Drones flying over homes invading the privacy of some homeowners. These things are unacceptable and should be addressed by law enforcement.

-Adult swim will start again next summer and we will plan to discuss this more at our spring meeting.

-a question was asked about structural changes, all attendees were made aware that any outdoor structural changes must be submitted to the hoa for architectural review and must be approved before the start of the project. Architectural change forms can be found on the Woods at Grassy Creek website.

VI. **Adjournment: 7:20pm**

Meeting Etiquette:

- New items and comments held until Open Discussion section of the meeting
- If you would like to speak during that portion of the meeting, make sure you note that on the sign in sheet. Discussion will be limited to 2 minutes per speaker.
- At the beginning of your statement, please state your name, where you live and how long you've lived in WGC.

The Woods at Grassy Creek HOA, Inc.

Operating Budget for 2021

<u>Description</u>	<u>2021 Budget</u>	<u>2021 Budget</u>
INCOME		
Assessments:		
Assessments	\$82,400 →	
Transfer from savings for project (see Note B)	\$4,500 One time	
Less Bad Debt allowance	-\$1,000 →	
TOTAL INCOME	\$85,900	
Expenses		
General & Administrative		
Legal Fees	\$1,300 ↑	
Accounting Fees	\$3,164 ↑	
Collection Costs	\$500 →	
Insurance	\$3,100 ↑	
Stormwater tax fees	\$250 ↑	
Community Programs	\$500 →	
Copies, Printing, postage	\$100 →	
Website	\$120 →	
Misc. Administrative Exp.	\$100 →	
Total Gen. & Admin. Expenses	\$9,134	
Utilities		
Electricity-Street Lights & fountain #2	\$13,500 ↑	
	\$0	
Total Utilities	\$13,500	
Common Area Expenses		
Lawn Care	\$31,450 →	
Entrance annual flowers	\$750 →	
Common area maint/tree replacement	\$1,000 →	
Pond Maintenance	\$4,500 →	
Snow removal	\$2,500 →	
Community signage (B)	\$5,000 One time	
Fountain repairs	\$1,000 →	
Total Common Area Expenses	\$46,200	
Swimming Pool Expenses		
Pool Security	\$1,800 →	
Pool Maintenance Contract	\$9,000 →	
Pool Repairs	\$1,000 →	
Pool Keys	\$100 →	
Pool house & Fountain #1 Electric	\$4,000 →	
Water/Sewage	\$2,000 →	
Pool license	\$600 →	
Pest Control	\$240 →	
Trash removal	\$750 →	
Pool Supplies	\$100 →	
Total Swimming Pool Expenses	\$19,590	
TOTAL OPERATING EXPENSES	\$88,424	
Surplus or(-Deficit)	-\$2,524 →	

NOTE B-\$4,500 of sign repairs to come from Savings