

Woods at Grassy Creek HOA

April 2021 Board Meeting Notes

April 7, 2021

Attendees:

Trish Shuhilo	X	Lori Edwards	X	Marcy Medley	X
Zach Guest	X	Natalie Scaife	X	Ron Harrod	<input type="checkbox"/>

Items to discuss:

- Dues update: As of 3/31: 125 paid on time; 24 paid late but are paid; 26 still outstanding (some multiple year delinquencies that have been referred for legal action)
 - Next year, will place reminders on website and Facebook page in Jan/Feb (

Maintenance:

- Mailbox violation letters sent: 120 total homes received violations; will manage through normal process
- Start sending “spring cleaning” notifications starting in June: Violations for front yard trees, garbage cans, mold, paint (what items?) and general upkeep? Trish will prep a letter with all items for maintenance; board members will review/approve letter; will divide streets for violation development/release in June
- 5 specific questions/violation types discussed; board will reach out to specific homeowners with resolution approach for each
- Any projects we want to undertake this year?
 - Pool gate and fencing? Start looking at the gate replacement; fencing quotes; handy-man to see if they had any ideas; put some requests onto Thumbtack to see if someone could have requests; get additional quotes for pool fencing
 - Tree replacements? Wait until fall to see where we are on landscaping costs
 - Things we can investigate during the year and have costs ready for homeowners at May or October meetings?
 - HOA Management companies: Schedule meetings with HOA management companies/presentations; determine if we would like them to present at an upcoming HOA meeting
 - Entrance cameras – Flock: \$8,000/year; Gates = \$80,000 to install + management + zoning (out of reach/impossible)
 - Cloud-based pool key system: Not at this time

Other stuff:

- Pool news: Still 50% capacity at this time; we will open on time, but educate homeowners on how THEY need to be responsible pool users at the May meeting; New signage purchased; will install in the coming weeks
- Financial audit and reserve studies: Still in discussion and will see if any HOA management companies offer services, we might be able to take advantage of if we go that route
- “Block party” 3 volunteers for “events” committee; Natalie will take the lead on planning; Trish will place any invites, etc. on the website/Facebook once finalized
- Planned meeting for May; what do we want to cover at that meeting? Move meeting dates to 5/18 and 5/20 (rain date at pool house)
 - Pool opening on time; current restrictions; reinforce keyholders; homeowner responsibility
 - Mention HOA management company discussions; possible special meeting to come