

2019 ANNUAL MEETING MINUTES

Grace Park Filing 1 Association

November 1, 2018 @ 5:30p.m. – 637 North Avenue. Meeting called to order by Mark Shoberg, Bray HOA

In Attendance (Board & Management)

Carl Feghali
Jim Snyder
Kim Searcy

Mark Shoberg
Savannah Kohagen

Notice of Quorum Achieved

With zero proxies received and eight unit owner's present, it was announced that quorum had been achieved.

Discussion on Upcoming Projects

Mark Shoberg opened the discussion on upcoming projects.

1. Siding (One Building)
 - The HOA's insurance requested that the siding be fixed.
 - This would have to be covered by a Special Assessment of approximately \$833.33 per owner.
 - It was ultimately decided that there would be a Special Assessment for this project in March (or before the sprinklers are turned on).
 - Some money will be taken from the Reserve account and the remaining amount will be divided by all unit owners. The Board (and Bray HOA) will finalize the Special Assessment amount once the amount that can be taken from Reserves is determined.

2. Crawl Spaces
 - Bray HOA requested some bids for the crawl space condensation problem.
 - A vendor took a look at each of the crawl spaces and found some unanticipated problems. The crawlspaces are as follows:
 - Unit 1 & 2- are mostly dry.
 - Unit 5 & 6 – Wet, sewage leak, and mold.
 - Unit 9 & 10- Very cold, zero insulation

Due to budget constraints, it was decided that the Association will remedy the crawl space beneath unit 5 & 6 and get a bid for the insulation beneath 9 & 10.

(Raven will fix the sewer leak, Service Master will remove the black water and begin mold remediation, Bray HOA will get a bid for insulation and finally the vapor barrier and ventilation will be installed).

3. Broken street light in the parking lot.
- The light can't simply be replaced because the fixture itself is broken. The current bid to fix the light is approximately \$770.
 - A tenant reported some illegal activity associated with the light not working.

Carl Feghali proposed that a solar light be purchased and installed on the pole.

Motion: Jim Snyder

Second: Carl Feghali

There was a unanimous vote to move forward with this project.

4. Fence Repair/Replacement
- There are numerous missing/damaged parts of the fence.
 - Someone proposed that the Association consider tearing it down. Bray HOA will get a bid for removing the fence, so this option can be considered at the next annual meeting.
 - Ultimately, the present members decided to wait on the fence project. This was due to the many other necessary projects and repairs for the year.

Budget

Mark Shoberg opened discussion on the proposed 2019 Budget.

With most of the topics already discussed during the "Upcoming Projects" portion of the meeting, Mark called for a motion to approve the budget.

Motion: Donna Stoner

Second: Carl Feghali

The Special Assessment amount will be finalized once the amount that can be taken from Reserves is determined.

There was a unanimous vote to pass the budget.

Elections

None of the current Board of Directors were up for election, so the election was closed.

Approval of the Previous Year's Minutes

The previous years minutes were distributed to the present owners. Carl Feghali motioned to approve the previous years minutes.

Motion: Carl Feghali
Second: Jim Snyder

There was unanimous vote by the present owners to approve the previous years minutes.

Adjournment

With no further business to discuss, Mark Shoberg asked for a motion to adjourn the meeting.

Motion: Donna Stoner
Second: Carl Feghali

The 2019 Annual Meeting was adjourned at approximately 6:15 p.m.

Signature

Date

DRAFT