

GRASSLANDS HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting Minutes

August 21, 2024 at 6:00 p.m. at 4370 Prairie Trail Dr

In Attendance: Greg Doughman, Kurt Ester, Vince Heuer, Terri Johnson, Kent Kerwood, Steve Riedman, Terry Englehardt representing PID Advisory Board, Ingle Refvem, Jo Madonna, Brandon and Karen Moquist. Terri apologized that the Zoom option isn't available because it is requiring a passcode and she didn't set it up to require one.

- Kurt called the meeting to order at 6:02 p.m. and confirmed a quorum.
- Kent made the motion to approve the minutes from the May 15, 2024 Board meeting. Greg seconded the motion and the motion passed.

Financial Report

- Steve handed out Balance Sheet and Income Statement reports through August 19th. There is a total of \$33,737.96 in the three bank accounts. Spending is within budget.
- Terri made the motion to approve the financial report. Vince seconded the motion and the motion passed.

Committee Reports

- Architectural Review Committee – Kent reported there are several projects in progress, and several have been completed. Currently there are two projects incomplete and Kent advised that the approval should be rescinded and the owner must re-apply. There is one old fencing project that Kurt and Vince talked to the owner earlier this summer, advising that the project must be completed in a 90-day time frame. This project is not complete and the Board feels it is time to turn it over to our attorney for a formal warning letter to be issued, as per the governing documents of the Homeowners Association. With all of the roofs in the community that have sustained damage from this summer's hail storms, it was discussed that an ACR project request for replacing or repairing roofs need not get formal ARC approval. The HOA CCR's specify roofing materials and color, as well as a building permit from Larimer County.
- PID Advisory Board – Terry reported the Advisory Board met and did a walk through the community. The focus was on drainage and they found all outlet pipes, and all drains are open. He noted that there is a property on Sweetgrass that added landscape material in one of the drains, and it will cost to remove the debris. Next, he reported that there

are several places where the asphalt has failed and will need repairs. The previous plan of chip sealing in 2 phases, may need to be moved up a year. Recall that the mil levy was set to be reduced in the year of 2024 (payable in 2025) but the county made a clerical error and reduced the rate in 2023 (payable in 2024). This reduced the fund balance and may cause a temporary increase in the mil levy at some time in the future. It wouldn't be anticipated to exceed 16 mils. Lastly, Terry said the county has signed the snow plowing contractor for the upcoming winter season. It was agreed that this company does a very good job. Steve mentioned that their cul-de-sac, on Prairie Trail, isn't plowed well, and wanted that passed along to the county.

- Landscape Committee – Kurt reported that the landscaping is now being done well by the subcontractor. The weeds in the common areas have been treated. Vince noted that he hopes to get the large rocks moved into the entrance area before winter.

Old Business

- Ingle gave a follow-up to the possibility of moving the mail boxes from the current location, across the street to the east side of Elbert. Both Larimer County and the US Post Office have said it shouldn't be a problem. There is plenty of room, we just need to come up with a design, and get formal approval. This will be a costly project! The Board thanked Ingle for his report.
- Website – Jo reported that the website is active. She and Steve are working on testing some software that can be used to receive ACH payments from owners for their annual dues. There will be a fee of 2.6% plus 30 cents per transaction, for this service. That equates to a possible expense of \$300.00. There was discussion if the fees should be passed on to the owners using the service. This will be decided once the software is in place. Kurt asked if this project can be completed by the November meeting, and both Jo and Steve will work on that goal.
- The Community Garage sale will be continued on an annual basis, as long as families take advantage of the dates.
- Kurt thanked Kent for installing the light behind the mail boxes. It is a much-needed improvement for retrieving large packages after dark.
- The regular newsletter to homeowners was distributed by hand on August 3rd. Kurt thanked the folks that helped with that. Terri noted it was nice to get some face-to-face time with those that did answer their door!

New Business

- Community BBQ – The date is set for September 14th, from 2:00-5:00 at the cul-de-sac on Sweetgrass. There will be a notice posted on the bulletin board as well as an email. The GHOA will buy the burgers, dogs, buns and condiments. Homeowners are asked to bring side dishes.
- Russian Olive Mitigation – The date is set for October 12th, at 9:00am. We will remove the one large tree along Elbert and Ribbon Ct. this year. There will be a notice posted, and an email.

The next board meeting will be held on November 13, 2024 at 6:00pm, location to be determined. There was discussion to move these meetings out of homes, so Terri will call the Calvary Church and see if we can rent their small meeting room for future meetings.

Kent made a motion to adjourn, Vince seconded the motion. Motion passed and meeting was adjourned at 7:45pm.

Respectfully submitted by
Terri Johnson