

GRASSLANDS HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting Minutes

November 13, 2024 at 6:00 p.m.
at Calvary United Reform Church

In Attendance: Kurt Ester, Vince Heuer, Terri Johnson, Kent Kerwood, Steve Riedman, Terry Englehardt representing PID Advisory Board, Ingle and Linda Refvem. Kristin Brown was present via Zoom.

- Kurt called the meeting to order at 6:04 p.m. and confirmed a quorum.
- Kent made the motion to approve the minutes from the August 21, 2024 Board meeting. Vince seconded the motion and the motion passed.

Financial Report

- Steve handed out Balance Sheet and Income Statement reports through November 13th. There is a total of \$32,720.44 in the three bank accounts. Spending is within budget.
- Steve said that the website is now equipped to receive ACH payments from owners for their annual dues. There will be a Pay Now button on invoices he emails to owners for the January 1, 2025 dues assessments.
- Steve prepared a proposed 2025 budget, maintaining spending at current levels. The budget line items were discussed. The budget will result in an assessment of \$125.00 to homeowners for 2025, no increase.
- Terri made the motion to approve the 2025 Budget with the assessment being \$125.00 per parcel. Kent seconded the motion and the motion passed.

Committee Reports

- Architectural Review Committee – Kent reported that the fence project on 16th Street SW is finally complete. Kent provided a quarterly report listing projects that were completed, and in progress during the past quarter. He noted there have been a lot of roofs being replaced, and the revised procedure of not needing prior ARC approval seems to work just fine.
- PID Advisory Board – Terry reported the Advisory Board met with the County Engineer, Amy Nguyen on October 31st. The main topic was the maintenance of the drainage basin bordering County Rd 18 and either side of Elbert Ave. She indicated that use of PID funds will not be permitted for such maintenance, as this property is private property owned by Grasslands HOA and not in a public right of way. Maintenance of this drainage basin would be a complicated issue, dealing with water rights, flora and fauna, permits, and qualified

personnel. There is no documented evidence any maintenance is needed. Terry reported that the Advisory Board's plans for 2025 include cleaning catch basin and pipes, and the Phase 1 patching of the interior ring roads using a chipseal method that should extend the life of the roads by 7-10 years. Phase 2 of the chipseal is planned for 2029, also planning to install a culvert under Elbert to more efficiently drain water from along Cty Rd 18 behind the homes on Ribbon Court. The Advisory Board is currently operating with a 30-year plan. The Board is considering a proposal to increase the mil levy up to around 14.3 on January 1, 2026, which would be for taxes due in 2027.

- Landscape Committee – The placement of large rocks at the entrance is still being planned, and it will be completed at a date still to be determined. It was also noted that there is a lot of Canadian Thistle, and Kurt will check with our landscaper to see if they can address getting rid of this invasive species.

Old Business

- The BBQ was a success, with 30-40 people showing up. There were a few new faces, so we will continue this event, hoping to encourage more neighbors to join us.
- The Russian Olive tree mitigation was done twice this season, once in May and this most recent time in October. Thanks to all who showed up to help both times. Shout out to Board members, as well as Ingle Refvem, Rowdy Putnam, with a couple of his boys, and Brandon Moquist. We have been vigilant in removing these trees over the past 4-5 years, so there may not be a need for further mitigation in 2025. This will be revisited at a later date.

New Business

- Drainage Basin Maintenance – There appears to be no problems in the area at this time. It was suggested that we monitor the flow. Kurt asked Kent if he would contact an Engineering firm to get some guidance going forward. Landmark Engineering was involved in the early studies, so that seems a logical good place to start. Linda Refvem pointed out that there is a file in the old records that may have some good historical information.
- HOA Insurance Renewal – Steve received a letter just this week from American Family Insurance, our current broker, that they will no longer be carrying the coverage we need. Our coverage will terminate January 20, 2025. Kurt will contact Kristine Mull, and see if she can assist with finding new coverage, since she dealt with this just a few years ago.

The Board set the annual homeowners meeting for February 12, 2025 at 6:00 p.m. at the Calvary United Reform Church. The Organizational meeting will be held on February 19, 2025 at 6:00 p.m. at the same location. Terri will be in contact with the church to reserve rooms.

Steve made a motion to adjourn, Kent seconded the motion. Motion passed and meeting was adjourned at 7:23 p.m.

Respectfully submitted by
Terri Johnson