

**GRASSLANDS HOMEOWNERS ASSOCIATION, INC.**  
**2025 ANNUAL MEETING MINUTES**  
**February 12, 2025, at 6:00pm**  
**Calvary United Reform Church with a Zoom Option**

The meeting was called to order at 6:10 pm by Kurt Ester, President.

Kurt verified there was a quorum, see attached Exhibit A for listing of owners present, attending via Zoom, and proxy. Board members present were Kristin Brown, Greg Doughman, Kurt Ester, Vince Heuer, Terri Johnson, Kent Kerwood, and Steve Riedman.

Kurt asked if everyone had a chance to review the 2024 Annual Meeting Minutes and if there were any comments or changes. None noted, Kurt asked for a motion to approve the minutes.

- Linda Refvem made a motion to approve, Vince Heuer seconded. The motion was approved unanimously.

Kurt asked the Treasurer, Steve Riedman to review the 2024 financials. Steve referred to the Income and Expense Report mailed out in the Annual Meeting Notice. Terri Johnson asked Steve about the new online payment system. Steve reported that 52 owners paid using the online system, with a cost of approximately \$205.00. It was an improvement and great help to him in recording and depositing the dues payments in the accounting software.

Steve then presented the 2025 Budget. Kurt asked for a motion to approve the budget.

- Vince Heuer made a motion to approve, Andy Bargren seconded. The motion was approved unanimously.

Kurt then moved on the Board Report recap for 2024. Kurt noted we successfully removed more Russian Olive trees last year and we are finished with our goal for the next couple of years. Ingle said the County was asking us to do some weed control on the Canadian Thistle. Kurt will talk with our landscapers to help address this issue.

The community BBQ was held in September, and was successful. It is a great way to meet and mingle with your neighbors. We will plan another one, usually in September. There was interest from some people present to have another community garage sale in 2025. We would like to see about 10% of owner participation to justify the work to put one together and do local advertising to help make it successful.

In other business, Kurt reminded people that the PID Advisory Board is, again, asking all owners to switch to Step Up Trash Disposal. We still have three companies collecting trash, and those large trucks are very hard on our roads.

The new GHOA website was created, and is active. It contains the governing documents, along with a year's worth of meeting minutes.

Terry Engelhardt prepared a PID Summary Report for 2024, which was sent out to all owners. It reviewed the mil levy rate changes, as well as future projects in the long-term plan set with the County.

Kurt moved on to openings on the board and asked if anyone had an interest in a board position. There are no expiring terms, but he encouraged people to consider volunteering in the future, when positions do open up. All current board members will continue their terms. It was noted that 5 people seem to have expiration terms of 2026. Linda Refvem said that we need to review those terms so that there are at least 2 of those 5 that have a different term expiration dates.

Kurt confirmed the Organizational Meeting will be Wednesday, February 19, 2025, at 6:00pm at this same church. They are very easy to work with, and reasonable cost to rent rooms for all of our meetings throughout the year. Terri will create a Zoom link.

There being no further business, Kurt asked for a motion to adjourn.

- Vince made a motion to adjourn. Terri seconded the motion. The motion passed unanimously and meeting was adjourned at 6:34 pm.

Respectfully submitted,

Terri Johnson, Secretary