

GRASSLANDS HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting Minutes

August 13, 2025 at 6:00 p.m.
Calvary United Reform Church

In Attendance: Greg Doughman, Kurt Ester, Vince Heuer, Terri Johnson, Kent Kerwood, Steve Riedman. Kristin Brown attending via Zoom.

- Kurt called the meeting to order at 6:00 p.m. and confirmed a quorum.
- Kurt pointed out one change in the May 14, 2025 minutes, Terri will make the change. Vince made the motion to approve the minutes from the May 14, 2025 Board meeting, as amended. Greg seconded the motion and the motion passed.

Financial Report

- Steve handed out Balance Sheet and Income Statement reports through July 31st. There is a total of \$35,572.25 in the two bank accounts. Spending is within budget. Steve will reclass the transfer fees/status letter fees, and any late fees to show as a separate line item from annual dues. Vince made the motion to approve the financial report. Terri seconded the motion and the motion passed.

Committee Reports

- Architectural Review Committee – Kent reported there have been ten house painting projects this spring. Seven are completed, and three are in progress. One other project request just came in from the new owners of the home on Prairie Trail Drive. They want to put in a decorative fence in the front yard. Kent tried to call them to discuss the placement but couldn't reach them. Since each lot has an easement, Kent was directed to get with the homeowner and have them reach out to the County PID representatives for their approval. Perhaps he can get the name of the County engineer that the PID Advisory Board has been dealing with, since she would be familiar with the neighborhood.
- PID Advisory Board – No member from Advisory Board was present. It was noted that the Board and many of the residents of the community are not happy with the quality of the recent roadway maintenance project. The material doesn't seem to be compatible with our needs. The gravel gets caught in tires and drug into garages, as well as the significant overspray onto the rocks in the easements.
- Landscape Committee – Kurt said there is nothing new to report. Greg said he saw the County spraying thistle in late June in the drainage areas along Ribbon Court.

Old Business

- The Community Garage sale was successful this past May, with about 7-8 families participating. It will be continued on an annual basis, as long as about 10% of the families participate to make it worthwhile.

New Business

- Community BBQ – We are attempting to move the site from Vince's home to a new location, since he has been hosting it for many years. Kurt asked Kristin if the folks on Huego Ct might be willing to host it. Kurt and Vince will follow up with a few of those families. Date will be determined once a location can be secured.
- Annual Newsletter will be compiled by Kris, with Kristin helping out. Kris has the template already, so it should be easy to update and get out. It will be mailed out this year. Terri will provide mailing labels and postage.
- There are two houses that are starting to become a visual eyesore. One is on Sweetgrass Drive; the grass has not been watered and is almost all dead. The other is on Fescue; the easement is now totally overgrown and full of weeds. Kurt and Vince will visit with the owners to discuss the situation and possible solutions.
- The next board meeting will be held on November 12, 2025 at 6:00pm, at the Calvary United Reform Church.

Kent made a motion to adjourn. Greg seconded the motion. Motion passed and meeting was adjourned at 6:46pm.

Respectfully submitted by
Terri Johnson