

GRASSLANDS HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting Minutes

May 14, 2025 at 6:00 p.m.
Calvary United Reform Church with Zoom Option

In Attendance: Greg Doughman, Kurt Ester, Vince Heuer, Terri Johnson, Kent Kerwood, Steve Riedman.

- Kurt called the meeting to order at 6:04 p.m. and confirmed a quorum.
- Vince made the motion to approve the minutes from the February 19, 2025 Organizational meeting. Greg seconded the motion and the motion passed.

Financial Report

- Steve handed out current Balance Sheet and Profit and Loss reports. Various line items of the Profit and Loss statement were discussed and some minor reclassifications will be made. It was noted that most all of the current year's expenses have been paid, or prepaid and the general checking account has a balance of \$7,158.63 and the savings account has a balance of \$2,088.33. In order to maximize interest income, Steve and Kurt suggested we close out the savings account, transferring all of it to the Premier Time Saving account, and move another \$2,000.00 or so from the checking account into the Premier Time Saving account to get to a balance of approximately \$30,000. The Board approved these transfers.

Committee Reports

- Architectural Review Committee – Kent passed out a report showing that there are currently 8 approved projects. Only one was noted as Complete, and Kent will be contacting the rest of the owners for an update to see if there are others that can be marked as Complete.
- PID –There was no representative from the PID present. It was noted that the street maintenance and repairs are underway and should be completed soon.
- Landscape –Kurt noted that the landscape company did start the mowing of the common areas today, after a reminder. There should be a total of 7 times they are under contract to mow, and have been paid in advance to receive a small discount on the contract price. Vince said the large rocks are still available for us, so he will work on getting them delivered for placement at the front entrance area. The HOA will need to rent some equipment for the unloading and placement. The Board directed him to proceed.

Old Business

- The Annual Disclosure was updated, and sent to Board on 2/26/25.
- Kurt asked about the Welcome Baskets. Terri said that Sue Abel has done two, so far this year. She seems to enjoy doing them, and at a cost of around \$20.00 each. The Board thinks this is still a nice gesture for new owners.

New Business

- Newsletter to Homeowners – Kristine Mull has offered to continue to put together a newsletter. She will have it ready by August 1st.
- Items we need to communicate to our owners are:
 - Reminder to owners about garbage can storage.
 - Reminder to switch to Step Up Disposal.
 - Reminder about weed control.
 - Community Garage Sale will be May 29th and 30th.
 - Community BBQ date and location to be determined. It was discussed to try to find a new location, since Vince has hosted it for many years in a row. Terri was directed to ask Kristin Brown if maybe the Huago Court cul-de-sac may be a possible location.
 - Additional shoulder reinforcement at owner's property between their road easement and roadway to prevent roadway crumbling.
- Terri will send out an email with the above reminders to all owners.
- The dead tree in the GHOA property behind the Sweetgrass home that was dead and dangerous has been removed.

The next board meeting will be held on August 13, 2025 at 6:00pm at Calvary United Reform Church. This meeting is open to all homeowners.

The meeting was adjourned at 7:03pm.

Respectfully submitted by
Terri Johnson