

GRASSLANDS HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting Minutes

November 12, 2025 at 6:00 p.m.
at Calvary United Reform Church

In Attendance: Kristin Brown, Greg Doughman, Kurt Ester, Vince Heuer, Terri Johnson, Kent Kerwood, Steve Riedman, Doug and Kathy Doughty.

- Kurt called the meeting to order at 6:04 p.m. and confirmed a quorum.
- Greg made the motion to approve the minutes from the August 13, 2025 Board meeting. Kristin seconded the motion and the motion passed.

Financial Report

- Steve handed out Balance Sheet and Income Statement reports through October 31, 2025. There is a total of \$35,472.53 in the two bank accounts. Current year spending is within budget.
- Steve prepared a proposed 2026 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 2026, no increase.
- Kurt made the motion to approve the 2025 Budget with the assessment being \$125.00 per parcel. Greg seconded the motion and the motion passed.

Committee Reports

- Architectural Review Committee – Kent reported that all previous projects have been completed. There are two current projects. One is in progress, and the second has been postponed until spring 2026.
- PID Advisory Board – Terry Engelhardt was not present, but sent an email that he had nothing new to report.
- Landscape Committee – Kurt will be looking for a contractor to work on having some large rocks placed at the entrance. Kurt said our current landscape contractor has already given us a bid for 2026, keeping the price constant.

Old Business

- The BBQ had a few less people attend, with 25-30 people showing up. There were a few new faces, so we will continue this event, hoping to encourage more neighbors to join us. We need to work on a new location to host this, as Vince has been more than generous using his driveway for many years now.

- The Russian Olive tree mitigation was not necessary in 2025, and does not need to happen in 2026.

New Business

- Covenants Enforcement – Kurt discussed that the HOA has been taking a reactive stance to trailers and campers being parked for extended periods. The Board agreed that we should be taking more of a proactive stance, and contact owners when an issue arises, rather than waiting for a complaint. Kurt and Steve will contact an owner on 16th Street SW to discuss their trailer that isn't in compliance.
- There was a discussion of trying to get neighbors interested in serving on the Board moving forward. We have a pretty simple community to run, and it is always been hoped that folks would take a turn serving, so the same people aren't always giving their time for the good of the HOA. There are 3 positions that will be open in 2026 to fill at the February annual meeting. They are Terri, Steve and Greg.

The Board set the annual homeowners meeting for February 11, 2026 at 6:00 p.m. at the Calvary United Reform Church. The Organizational meeting will be held on February 18, 2026 at 6:00 p.m. at the same location. Terri will reserve the rooms.

Steve made a motion to adjourn Vince seconded the motion. Motion passed and meeting was adjourned at 7:05 p.m.

Respectfully submitted by
Terri Johnson