

Grayhawk Ridge Homeowners' Association
Semi-Annual Homeowner's Meeting Minutes
April 20, 2023

Location: Norris Firehouse, 2106 Norris Rd, Vancouver, WA 98661

Meeting called to order at 7:00 pm, ended 7:55 pm

BOD Members Present:

Linda Hodgins, Pres

Tom Fleming, Vice Pres

Phyllis McIntosh, Secretary

Christie Fleming, Treasurer

Ryan Katsanes, HOA Website Technologist

Phil Acosta, Landscaping

Additional Homeowners Present: 4 plus 6 board members for a total of 10 attendees (see sign in sheet)

No quorum required. This meeting agenda does not include a special assessment topic (money) that requires 2/3 membership voting.

Introduction of Board Members: Christie Fleming was introduced as new BOD Treasurer

Minutes from 10/20/2022 was dispensed with since the minutes were approved by BOD's November meeting then posted to Greyhawk Ridge HOA website.

Location for Semi-Annual meetings. The Glenwood Fire Station is no longer available for community meetings. The Norris Firehouse (off 4th Plain Blvd.) was the next closest meeting room available.

Treasurer's Report

Christie Fleming submitted Financial Report dated March 31, 2023. She cited increase in costs for expense categories: Insurance, Public Storage, Utilities, and Internet. This spring repair of the fence along 119th Ave. will be covered with money from Reserves and Savings (See Landscape Committee report).

Lastly Linda Hodgins reports a final audit of the 2022 HOA financial records has been completed. No duplicates or missing transactions were found. Two separate audits have been completed following October, 2022 Semi-Annual meeting. First by Christie Fleming, and then by Cheryl Kryger, a non-BOD homeowner.

The 2023 -2024 Budget was approved via returned secret ballot mailing to all homeowners on 2/28/2023 along with election of BOD candidates.

This year's annual assessment fees have been paid by all but a few homeowners. An email will be sent to these homeowners reminding them that late fees will be charged after April 31.

Treasure's Reports accepted as written via motion and unanimous vote.

Committee Report

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- Activities – Ryan Katsanes reports: This Committee was able to continue Christmas Outdoor Decorations, Easter Egg Hunt (1460 eggs), the End of Summer BBQ and Boo Baskets. A successful year.
- Welcome – Ryan Katsanes reports: new homeowners were welcomed this year. We anticipate several new families to move into neighborhood this year. This Committee is looking for volunteers to help families get to know the neighborhood.
- Architectural Control Committee (ACC) – This is a busy committee that needs assistance to ensure compliance with CC&R's regarding house structural changes, painting, fencing, roofing, and parking. Most issues are resolved through education of the Homeowner. Greyhawk Ridge HOA website has been enlarged to include Frequently Asked Questions (FAQs) regarding: home projects that require ACC approval such as exterior paint palette, fence repair standards, maintenance of sidewalks. Included are FAQs about By-Laws, Covenants, Conditions and Restrictions (CC&R's).
- Landscape – Phil Acosta, Committee Volunteer reports bark dust will be applied to the neighborhood front entrance toward the end of April. The fence along 119th Ave. will require considerable repair this year and painting. The new fence design has been approved by ACC which includes elimination of the decorative shingles. Several contractor bids have been obtained with estimated cost around \$25,000 not including the painting costs.
- Technology - Ryan Katsanes reported: Greyhawk HOA website has been expanded including information on home projects needing ACC approval and CC&R's frequently asked questions.

Old Business

- Open BOD meetings – The board have explored the option of adding a “virtual component” to the monthly BOD meetings. A “zoom/virtual” code would be available whereby a homeowner could attend the meeting. During the Covid shut down, all BOD and Semi-annual meetings were held virtually.
- Added Information on the greyhawkridgehoa.com website – Frequently asked questions for ACC and CC&R's

New Business

- HOA Board Election results renewed for: Phil Acosta, Christie Fleming, Alan Fischer, Linda Hodgins and Ryan Katsanes
- Volunteers are needed on all committees. This is an all-volunteer BOD and committee members that keeps our yearly assessment fees low while taking care of neighborhood needs.
- Homeowner's Sidewalk Responsibility - Maintenance of sidewalks is the responsibility of abutting property owners. The property owner is also responsible for removing overgrown vegetation, snow and other obstructions on the sidewalk that affect pedestrian movement. This includes tree roots that have uplifted the sidewalk making it “unsafe for the pedestrian”.
- A homeowner described a criminal trespassing event in which a man jumped the 119th street fence and entered the back yard. 911 was called but the perpetrator was not found by Sheriff's deputies. The intruder did not enter the house nor was anyone in the home injured. The homeowner asked if the new fence could be raised to deter this from happening again? Could a lattice addition to the top of the fence be used to raise the fence? Exploration of raising the height of the fence will continue by BOD.

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Next Semi-Annual Membership Meeting will be scheduled October, 2023.

Respectfully Submitted,

Fedilia "Phyllis" McIntosh, Secretary