

Greyhawk Ridge Homeowners' Association
Semi-Annual Homeowner's Meeting Minutes
April 28, 2022

Due to Covid-19 restrictions, the Membership meeting was held virtually using Google Meets platform. All GRHA homeowners that had email connections were notified by email. Homeowners without email were mailed hard copy invitations to join the meeting through a phone connection. Meeting documents were posted to Greyhawk Ridge HOA website (www.greyhawkridgehoa.org/202204semiannualmeeting).

Location: Virtual Meeting called to order at 7:04 pm, ended 7:55 pm

BOD Members Present:

Linda Hodgins, Pres

Phyllis McIntosh, Secretary

Alan Fischer, Treasurer

Ryan Katsanes, HOA Website Technologist

Marv Benner, Architectural Control Committee

Additional Homeowners Present: 3

Determination of a Quorum: 8 participants, quorum not reached.

Minutes from 10/21/2021 Semi-Annual Membership Meeting had been approved during the BOD's November's meeting then posted to HOA website. A vote to dismiss reading of the minutes was unanimously approved.

Treasurer's Report

Alan Fischer submitted Financial Report dated March 31, 2022. Expense categories were reviewed and questions answered. Budgeted money not spent at end of fiscal year is deposited into Reserve Account (mandated by law to go toward any unexpected large expenses).

We are required to maintain the fence line along 119th which is now 27 years old. Estimated repair and replacement quote this year is \$44,000.00. The BOD authorized painting of fence last year to preserve the fence life. The fence posts are pressure treated wood set in concrete but the pickets, rails and crosspieces will need further restoration this summer.

The Common Area (front entrance island, plants, trees and lawn along 119th) landscaping costs will increase this year. The Greyhawk Park does not belong to HOA. It is maintained by Clark County.

The Treasurer's Report was accepted as presented via motion and unanimous vote.

Committee Report

- Activities - Molly Katsanes reported: This Committee had a small role this year. We were able to continue the Christmas Decorating Contest. The big news was the return of the Easter egg hunt. All the candy was donated and many HOA families and their children attended. End of Summer Picnic is being planned. This Committee is looking for Volunteers and a Chairperson.
- Welcome – Ryan Katsanes reported: Seven (7) new homeowners were properly welcomed this year. This Committee is looking for Volunteers to help new families get to know the neighborhood.

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- Architectural Control Committee (ACC) – Marv Benner reported: Approval of many structural changes, painting, fencing and roofing have been granted this year. Ensuring compliance with CC&R's is a responsibility of this Committee. Most issues are resolved through education of the Homeowner. This Committee is looking for a Chairperson volunteer. Education and support are available from several of the acting members. Committee names and phone numbers are listed on HOA website.
- Landscape – Phil Acosta has volunteered to head up this Committee. Some shrubs will need to be replaced this year along 119th grassed area. A water sprinkler head buried when Clark County widened 119th Street was located this spring. A sprinkler head map will be developed with the help of the Landscaper.
- Technology - Ryan Katsanes reported: Greyhawk HOA website has been upgraded to accommodate Strip for credit card payment of annual assessment fees. Several homeowners used this system this year.

Old Business

- Volunteers are needed on the Board of Directors and all committees. This is an “all volunteer HOA Board” resulting in significant savings in assessment and fees for Homeowners. All members of the Board live in the neighborhood and are interested in keeping the neighborhood livable and family friendly. Currently two Board positions are vacant. If we can't fill the needed positions, we will have to dissolve (with legal counsel) the CC&R's and hire a management group.
- Speeders in Greyhawk Ridge Neighborhood
Linda Hodgins reviewed BOD's continued efforts to reduce speeding through Clark County Safety Unit. “We have been told stop signs don't slow down traffic.” There is a government standard that must be met before Clark County would install signs. GRHOA cannot buy and install stop signs within our neighborhood because our roads are public streets. Would speed bumps work? Clark County does not have any resources for speed bumps. Those funds were lost when the tax on vehicle tags were removed by citizen ballots.

What can we do to reduce speeding within the neighborhood? Get the license number of Speeders and report to County Sheriff. Notice commercial vehicles that are speeding and call Company. Request County Speed trailer to continue to document the issue. The BOD will continue to work on this issue.

New Business

- 2022-2023 Budget Approval
We expect an increase in HOA costs i.e., utilities, insurance coverage, fence refurbishing, landscaping. The 2022-2023 Budget (fiscal year April 1 -March 31) was approved through Homeowners returned ballots.
- HOA Board Election
Tom Fleming, Vice President and Phyllis McIntosh, Secretary has been reelected to Board of Directors by written returned ballots for 2-year term.
- 2022-2023 Annual Assessment payments are now past due.

Next Semi-Annual Membership Meeting will be scheduled October, 2022.

Respectfully Submitted,

Fedilia “Phyllis” McIntosh, Secretary