

Greyhawk Ridge Homeowners' Association
Semi-Annual Homeowner's Meeting Minutes
October 20, 2022

Location: Glenwood Firehouse, Station 7 - 12603 NE 72nd Avenue

BOD Members Present:

Linda Hodgins, Pres

Tom Fleming, Vice Pres

Phyllis McIntosh, Secretary

Alan Fischer, Treasurer

Ryan Katsanes, HOA Website Technologist

Marv Benner, Architectural Control Committee

Phil Acosta, Landscaping

Additional Homeowners Present: 6 for a total of 13 attendees (see sign in sheet)

Introduction of Board Members: Alan Fischer, Treasurer announced a need for "temporary leave" due to personal issues. During his absence, Tom Fleming will assume treasurer's duties. The Board will need at least 1 more HOA volunteers to continue its work.

Minutes from 03/15/2022 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 October 18, 2022. Expense categories were reviewed and current percentage of money spent within the category. Budgeted money not spent at end of fiscal year is deposited into Reserve Account (mandated by law to go toward any unexpected large expenses). HOA is required to maintain the fence line along 119th which is now 29 years old. Estimated repair and replacement quote last year was \$44,000.00.

Questions regarding reconciliation of bank account and checking register were answered. Treasurer's Report was accepted as written with review of reconciliation process (prior to BOD November's meeting) via motion and unanimous vote.

Committee Report

- Activities – Ryan reporting for Molly Katsanes: This Committee was able to continue Easter Egg Hunt, the End of Summer BBQ and Boo Baskets. This Committee is looking for Chairperson.
- Welcome – Ryan Katsanes reported: new homeowners were welcomed this year. This Committee is looking for volunteers to help families get to know the neighborhood.
- Architectural Control Committee (ACC) – Marv Benner reported: 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. This Committee is looking for a chairperson and committee volunteer. Education and support are available from several of the acting members. Ryan Katsanes offered to assist to Committee in developing electronic templates for committee members to use to educate Homeowners.

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- Landscape – Phil Acosta, Committee Volunteer reports bark dust was turned on the 119th entry into neighborhood. Bark dust will be renewed next Spring. Some shrubs will need to be replaced due to die off. The fence along 119th Ave. is structurally sound. Some boards will need to be replaced but the pressure treated wood fence posts are firm and in good condition. The fence will need to be painted again this summer to prolong its longevity
- Technology - Ryan Katsanes reported: Greyhawk HOA website has been upgraded to accommodate Strip for credit card payment of annual assessment fees. We are eager to increase the use of this system as a convenience for Homeowners and reduction of work for Treasurer.

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 one Board position is 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 that will significantly increase yearly assessment dues.

Meeting participants recommended the Board engage in regular membership education ie: explanation of CC&R's, why assessment dues are increasing, openness of BOD meetings to any homeowner, impact of corporate HOA management to yearly assessment dues and fines.

New Business

- Question from Membership: Could Greyhawk Ridge Neighborhood become a gated community? Following vigorous discussion, the answer is no. First: We have three entities that do not belong to GHRHOA that use our common roadways: Hammond Farm, Riley Court, Greyhawk Community Park (public area maintained by Clark County Parks). Second: The streets listed above would become “private roadways” and the responsibility of the HOA to maintain and repair thereby increasing cost to homeowners. No one in meeting attendance was in favor to take over Clark County current cost and responsibility for road maintenance.

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

Respectfully Submitted,

Fedilia “Phyllis” McIntosh, Secretary