

Grayhawk Ridge Homeowners' Association
Semi-Annual Homeowner's Meeting Minutes
October 21, 2021

Due to Covid-19 pandemic restrictions, the October's Membership meeting was a virtual meeting 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 included: The Agenda, April 15, 2021 meeting minutes (posted to HOA website), Treasurer's report dated October, 2021, Mid-year Budget Report 2021-2022, Committee Reports, 2021.

Location: Virtual Meeting called to order at 7:03 pm, ended 7:50 pm

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

Rusty Neely, Chair Landscape Committee

Additional Homeowners Present: 5

Determination of a Quorum: 11 participants, quorum not reached.

Minutes from 4/15/2021 Semi-Annual Membership Meeting were dispensed with. Minutes had been approved at the BOD's May's meeting then posted to HOA website.

Treasurer's Report

Alan Fischer submitted Financial Report dated October 21, 2021. The Common Area expense category was reviewed with explanation given for elevated water costs (to maintain HOA entrance lawn and plants alive last summer). Some categories had zero expenditures such as Activities and monthly Resident Meetings due to Covid restrictions. Budgeted money not spent at end of fiscal year is deposited into Reserve Account (for unexpected expenses and replacement of neighborhood entrance fencing). Treasurer Report was accepted by unanimous vote.

Committee Report

- Activities - Molly Katsanes reported: This Committee had a very small role in 2021 due to Covid. We were able to continue Boo Baskets and look forward to the Christmas Decorating Contest. Storage locker has improved our ability to store all Activities supplies in one location. The Activities Committee is seeking new chairperson/volunteer for this position.
- 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. Committee names and phone numbers are listed on HOA website.

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- Landscape – Rusty Neely reported: Three shrubs from HOA common area were lost to the summer heat. They will be replaced in the Spring.
- Welcome – Ryan Katsanes reported: Six new homeowners were properly welcomed this year with a couple of new homeowners were in the process of moving in soon. Ryan and Molly Katsanes are co-chairing this Committee.

Old Business

Volunteers are needed on the Board of Directors and on all committees. Homeowners are encouraged to speak with anyone on the Board if you are interested in any of the activities or committee functions.

New Business

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. Clark County does not have any money for speed bumps. Those funds were lost when the tax on vehicle tags were removed by citizen ballots. A county safety technician did check our areas of concern within the neighborhood. A couple GRHOA homeowners received a letter from County requesting they trim shrubbery that impeded vision at intersections.

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.

The left turn lane off 119th into neighborhood is still problematic. The County has applied paint to the road surface indicating a left turn lane is present but the road could not be widened.

- Alan Fischer delivered a 10-minute presentation on the monthly Financial Report, expense categories, yearly budgeted amount and how the funds were spent. Included were explanations of applicable bylaws and government regulations.

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

Respectfully Submitted,

Fedilia "Phyllis" McIntosh, Secretary