

Grayhawk Ridge Homeowners' Association
Semi-Annual Homeowner's Meeting Minutes
October 26, 2023

Location: Ryan Katsanes Home, 12402 NE 43rd Avenue

The meeting called to order at 7:03 pm, and ended 7:51 pm

BOD Members Present:

Linda Hodgins, Pres

Phyllis McIntosh, Secretary

Christie Fleming, Treasurer

Ryan Katsanes, HOA Website Technologist

Alan Fischer, BOD

Miranda Carter, Activities

Phil Mayer, ACC

Attendees: 6 board members plus 8 homeowners for a total of 14 attendees (see sign-in sheet)

Location for this Semi-Annual meeting. Ryan Katsanes offered his garage as the meeting location to increase homeowners' attendance.

The minutes from 04/20/2023 were dispensed with since they were approved by the BOD at May's meeting and then posted to the Greyhawk Ridge HOA website.

Treasurer's Report

Christie Fleming submitted a Financial Report dated October 2023. She cited a change for the storage locker. A new storage unit closer to the neighborhood has opened on St. John's and 72nd. The move to the new business site provided for a ground-floor unit and savings for the first three months. The storage unit holds historical BOD minutes and financial records, activities supplies, signs, and other items saved for future use or research.

The repair of the fence along 119th Ave. will be paid with approximately \$35,000 in Reserves and Savings.
Treasurer's Report accepted as written via motion, second, and unanimous vote.

Committee Report

- Activities – Miranda Carter reports that the end of Summer BBQ was successful. Currently, the Boo Baskets are being distributed, and the Neighborhood Christmas Decoration celebration will happen again this year.
- ACC – Jeff Mayer reports: CCQ's (Covenants, Conditions, and Restriction) home projects that require approval have been permitted through the current process. Many questions are answered, and homeowners are encouraged to look at the Greyhawk HOA website for easy access to information. Phil pointed out that most concerns are managed through personal contacts, education, and negotiations. There are "no fines" associated with violations. However, there is a stipulation in the CCQs that would allow the BOD to take legal actions if an impasse occurs.

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- Welcome. Ryan Katsanes reports that three homes have been reoccupied, and one house on 45th is up for sale.
- Landscape—Restoration on the 119th frontage fence will start in November. Licensed and bonded contractor D J Fencing has been contracted to do the restoration work. The fence will be a post-and-board design. The cost will be below \$35,000. LaFord Painting will complete (primer and paint) their work in the Spring. Amazingly, the posts are in good shape and will not need to be replaced. Shingles on the fence will be permanently removed.

One tree along the grassway has a dead snag.

- Technology - Ryan Katsanes reported that Greyhawk HOA's new website looks the same. During the last assessment payment period, 43 households' payments were made online. An additional 3.5% processing fee was attached to using the electronic route

Old Business

Is there anything we can do about speeding cars in the neighborhood? Our neighborhood has been evaluated and does not meet road standards for stop signs or other traffic speed monitoring units. Would a reminder email sent to homeowners be beneficial? A general awareness reminder will be sent to HOA homes.

New Business

Linda Hodgins reports that Trevor Mace, Traffic Engineer with Clark County Public Works, has contacted her. He responded to our letter-writing campaign regarding the dangerous intersection at 119th St. and 43rd Ave. Linda invited Mr. Mace to our neighborhood meeting, but it did not fit into his work schedule. She offered to "call a neighborhood meeting" any time his schedule would allow.

The Next Semi-Annual Membership Meeting will be scheduled for April 2024.

Respectfully Submitted,

Fedilia "Phyllis" McIntosh, Secretary

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