

Greyhawk HOA Board Meeting

9/21/2022 6:00PM

Place: Teresita's home

Present: Ryan Raasch, Teresita Tanner, Brenda Veresh

Zoom: Bryan Shupe and George Fry

1. Vinyl fence - Brenda is contracting the repairs for the vinyl fence to include the hole located near the street and removing the gate.
2. Uneven cement townhouse 1746 - Brenda is finding a repairman and requesting an estimate. HOA board will review the cost for approval.
3. Rules and Regulations to be in effect immediately. Brenda will notify residents.
4. Brenda will notify all owners who rent their townhouses of the requirement to supply the information of the renters and that fines would be given to those not complying.
5. Townhouse with patio coverage built without architectural approval will be notified that fines will be levied if structure is not removed.
6. Complaints of resident in 1866- HOA board has no authority to remove him. HOA board can levy fines for nuisance. Residents need to call the police when incidents occur. Owner needs to be warned that fines will be levied.
7. Perimeter fence- Brenda will get an estimate to fix the perimeter fence.
8. The outside water shutdown valve for each townhouse is covered with dirt. No action will be taken.
9. HOA annual meeting to be scheduled for mid-November. Brenda to check with the elementary school for available dates to hold meeting and the availability of Wi-fi to also Zoom.
10. Nationwide monthly insurance charges will be enrolled in automatic payment by Welch Randall. Brenda will check if the \$5 payment processing charge can be eliminated.
11. Graham Enterprises contract payments will be enrolled in automatic payment by Welch Randall. Any non-contract specified work will be payed manually.
12. Water bill- Brenda will contact the water company for an explanation of the high-water consumption in various months.
13. On the HOA annual meeting the board will notify the residents that effective January 1,2023 the HOA dues will increase to \$175.00 to be able to cover operating expenses.
14. The HOA board is a non-profit corporation. This means that the board members are not liable as individuals.