

German Creek HOA Board Meeting Minutes

07/15/2017 @ 10 AM

German Creek HOA Clubhouse

- Steve Hamill call the Roll Call Of Board and all Board Members were present
- The Board unanimously waived the reading of, and approved the Minutes of 4/8/17 Meeting.
- Hugh Hamill reviewed the 1H17 vs 1H16 Financials showing a Cash Asset Amount of \$51,684.86 in Working Capital and \$20,008.65 in the Reserve Account, totaling to \$71,864.86
- Hugh Hamill presented a draft 2018 Budget & Project List showing \$153,080.00 in projected General Operational Expenses and \$77,320.00 for Projects and Reserve Funding. The 2018 Budget was unanimously approved by the Board
- Individual Homeowners Insurance status was discussed and that Homeowners who didn't have their insurance on-file would be contacted.
- Current Maintenance Issues:

Steve Hamill review on-going Maintenance Activities including Balcony Deck Painting, Bridge Driveway Mirror, Clubhouse Homeowner WIFI Access & TV Installation, Building 1 Landscaping & Water Connections for all Buildings and Dryer Vent Cleaning,
- Misc Contract Issues:
 - o Bryant's Home Improvement bid of \$8,320.00 was unanimously approved, with Tony Bryant abstaining from the vote, by the Board to add strapping to Downspouts, remove CATV Wires, nail Siding & Caulk, and assist HOA Roofer with Roofing & Vent Boots
 - o Hugh Hamill re-negotiated the Waste Management Trash contract that was processed in error by Waste Industries
 - o K&S Landscaping estimate of \$8,000.00 to landscape Building 2 in similar format as Building 1 was unanimously approved by the Board.
 - o Hugh Hamill reviewed the Elevator & Fire Alarm & Sprinkler Contracts to begin discussion about possibly lowering these expenses.
- Review GCHOA Legal Issues
- - o Hugh Hamill said that our HOA Attorney was working with the Marina Attorney to resolve the Septic System Ownership, Taxes and Survey.

- 2017 GCHOA Board Election Nominations

Hugh Hamill outlined that 10/7 would be the Annual Meeting and asked for Nominations to the Board.

The Following Names were presented:

Vedat Aboush, Tony Bryant, Susie Carter, Ken Deskins, Hugh Hamill, Steve Hamill, Robert Harris and Ed Maher. These Nominees and any others presented on 10/7 will them be placed into formal Nomination.

- Home Owners Session

- - o Robert Harris said that he had several options to repair the Jacuzzi / Fountain Systems and suggested that the Sprinkler Air Compressors be upgraded. He also said that the Board should be able to get an Outsourced Landscaper to do a less expensive job than the current In-House Operation.
 - o Kathleen Sachs asked about \$5,000 Signage Insurance in our HOA Property Insurance. Hugh Hamill explained that it was likely to cover the brass / metal "Bluffs" signage on the Clubhouse and Entry Gate walls.
 - o Leroy Royston suggested that the Board modify the Master Deed to limit Board Expenditures to \$10,000. The Board will take this suggestion under review.
- The meeting was Adjourned at 12:15