

German Creek HOA Board Meeting Minutes - 3Q18

10/6/2018 @ 10 AM

German Creek HOA Clubhouse

Meeting Minutes:

- Roll Call of Board: Hugh Hamill, Ed Maher, Tony Bryant and Steve Hamill were present. Susie Carter was unable to attend.
- Review of Minutes of 7/21/18 Meeting (Quarterly): The Board unanimously waived the reading of the minutes and approved the minutes for both the Quarterly and Annual Meetings.
- Treasurer's Report: Review of 3Q18 vs 3Q17 Financials: Hugh Hamill reviewed the YTD 2018 vs 3Q2017 financials

TYD Total income was up \$11,877.12 in 2018 vs \$305.76 in 2017. In total, YTD the GCHOA has \$30,011.18 in the Reserve Account and \$59,087.61 in Checking for a Total Cash Assets of \$89,098.79.

A Transfer for \$10,000.00 from Checking to Reserves was unanimously approved.

The 2019 Budget was unanimously approved by the Board

- Current Maintenance Issues: Steve Hamill reviewed a quote from Allen Wachtel for miscellaneous roof and siding repairs for an estimated \$3,000.00. The Board unanimously approved this proposal. The GCHOA will rent the lift needed to complete the work.
- The Board reviewed a Property Insurance Quote from Sam Neil Insurance Group that will save ~\$3,000.00 (15%) and provide coverage for the new dock proposal if needed. Also reviewed was a proposal for a new Workman's Comp Policy that will save ~\$300.00 (25%). The Board unanimously approved both proposals.
- Hugh Hamill also discussed efforts to get quotes to regrade the rear parking lot between Bldg 3 & 4 and to raise several of the storm drains and add several parking spaces around Bldg 4.
- Hugh Hamill read the 2 Homeowner Proposals (Jacuzzi & Waterfall Fountain and Dock) and the Board unanimously approved both Proposals to be mailed to the Homeowners.
- Review GCHOA Legal Issues: Hugh Hamill reviewed settlement with Huffs to clarify Deed of the Clubhouse, Septic and Campground Survey. New Deed, Plat of Survey and Tax Updates will be filed with the County.
- Adjournment: The Board unanimously approved adjournment.