

German Creek HOA Board Meeting Minutes - 1Q18

12/9/2017 @ 10 AM

German Creek HOA Clubhouse

Meeting Minutes:

- Roll Call of Board: Hugh Hamill, Tony Bryant, Susie Carter and Ed Maher were present. Steve Hamill was unable to attend.
- Review of Minutes of 10/7/17 Meeting (Quarterly and 2017 Annual): The Board unanimously waived the reading of the minutes and approved the minutes for both the Quarterly and Annual Meetings.
- Review of 4Q17 vs 4Q16 Financials & 2018 Budget: Treasurer Susie Carter reviewed the YTD 2017 vs 4Q2016 financials with \$30,011.18 in the Reserve Account (+\$10,000), and reduced expenses over 2016 (\$205,700 vs \$218,358 in '16, a 5.8% reduction).

TYD Total income was up \$6,026.06 in 2017 vs 2016. In total, YTD the GCHOA has \$42,229.59 in our Checking Account and \$72,240.77 of Total Cash Assets.

- Current Maintenance Issues: Hugh Hamill reviewed the addition of 4 new commercial-grade air compressors for each building to replace the under-sized units used to support our fire suppression systems. Total cost was ~ \$1,800.00 for the 4 units.

The GCHOA has purchased materials to enclose the compressor areas in each building, and adding sound insulation. These partitions will be built by the HOA Maintenance Team and the HOA Board Members (Hugh & Steve)

- Review GCHOA Legal Issues: Hugh Hamill reviewed progress on getting the Septic System Property properly Deeded and aligned with the Huff's Marina. Chris Capps, our HOA Attorney expects this to be completed by the end of December.
- Review of Proposed 2018 Projects: Hugh Hamill reviewed the initial projects for 1Q18 including landscaping Building 3 and additional work on the Clubhouse sidewalk and Jacuzzi / Fountain Repairs.
- Home Owners Session: Elbert in Unit 111 asked that the Board to consider a set of stairs around the east side of Building 1 to provide easier access to his garage. The Board said they would review the issue.
- Adjournment: The Board unanimously approved adjournment.