

German Creek HOA Board Meeting Minutes

4Q2021 & Annual Meeting

Date & Time: 10/23/2021 @ 10:00 A.M.

Location: German Creek HOA Clubhouse

4Q2021 Meeting:

- Roll Call of the Board: The board meeting was called to order. The following board members were in attendance:
 - Hugh Hamill – Yes
 - Tony Bryant – Yes
 - Susie Carter – Yes
 - Ed Maher – Yes
 - Ted Forner – No (Resigned)

- Review of Meeting Minutes: The minutes of the 02/01/2020 board meeting were reviewed and approved unanimously by the Board.

- Financials: Susie Carter reviewed the HOA 3Q21 financial details, which included a comparison to the 3Q20 financial details and a discussion about the extra water cost for Building #2 compared to the other buildings. Susie also went over the 2022 annual budget. Copies of the documents were available to those in attendance. The Board unanimously approved the financial report.

- Current Maintenance Issues:
 - Various waste water issues.
 - Replacing rusted stair risers.
 - New front gate hinge replacement.
 - Various elevator maintenance items.
 - Replaced clubhouse lighting and entry hall/restroom tile.
 - Repaired missing roof shingles and cleaned gutters, dryer vents, and various other areas.
 - Added security cameras.
 - Leak in pool drainage (currently under review).

- Review of Proposed 2022 Projects:
 - Completion of rusting stair riser replacement.
 - Short-term (Airbnb) and long-term rentals – There was a long discussion about short-term and long-term rentals. An ad hoc poll was conducted and most of those at the meeting preferred not to have any rentals, especially short-term rentals. Security concerns, wear & tear on facilities, lewd behavior, too many people in a unit, and other items were brought up as issues. It was brought up that the HOA should not have to police renters (this should be the unit owner’s responsibility) and that this is a residential complex, not a motel. It was also brought up that, though some long-term renters have been a problem, others have not. One unit owner mentioned that the HOA needs to develop a set of rules for renters that can be added to lease agreements in order to make it easier to evict problem renters.

- Homeowner’s Session:
 - One unit owner asked if the gate code should be changed since it has been the same for a long time. It was stated that this could be done, but it would cause issues with the police, fire department, the mail carrier, FedEx, UPS, Amazon, pizza delivery, etc.

- Adjournment: The Board unanimously agreed to adjourn the meeting.

Annual Meeting:

- The annual meeting was called to order for the election of the HOA board.

- Each person on the ballot stood up, provided their name, and explained the benefits they would bring to the HOA, and why they should be elected.

- After all the votes were counted, the elected board members for the 2021-2023 term were:
 - Sue Justis
 - Jerome Haverland
 - Tony Bryant
 - Steve Hamill
 - Susie Carter

- The new board members were announced to those in attendance and the annual meeting was adjourned.

- **In accordance with the GCHOA master deed, the new board members met immediately following the annual meeting to elect officers (President, Vice President, Treasurer, Secretary, and Member-at-Large). The results will be announced at a later time.**

GERMAN CREEK HOMEOWNERS' ASSOCIATION
Board Meeting Minutes
New Board

Date & Time: 10/23/21 Immediately following annual meeting

Location: German Creek Bluffs HOA Clubhouse

Board Members Elected at Annual Meeting:

Tony Bryant (not present)
Susie Carter
Jerome Haverland
Steve Hamill
Sue Justis

The purpose of the short meeting was to elect new officers and to review the insurance policy that is due November 1, 2021.

The following officers were elected:

Sue Justis – President
Tony Bryant – Vice President (per phone conversation)
Susie Carter – Secretary/Treasurer
Steve Hamill – Member at Large -Oversee maintenance issues
Jerome Haverland – Member at Large – Assist president as necessary

The annual property insurance is due November 1, 2021 – Sue Justis is to discuss the renewal with Sam Neil, our insurance agent and report back to the board.

Darlene Buell, our long-time office manager submitted her resignation. Darlene has done an excellent job over the years, and she will be greatly missed. She indicated that she will be available to train her replacement.

There being no other business, the meeting was adjourned.

Susie Carter
Board Secretary/Treasurer