

GERMAN CREEK HOMEOWNERS' ASSOCIATION
Quarterly Board Meeting Minutes

Date & Time: 02/05/22, 10:00 am

Location: German Creek Bluffs HOA Clubhouse

Board Members Present:

Tony Bryant
Susie Carter
Jerome Haverland, via phone
Steve Hamill
Sue Justis

Call to Order

Sue Justis, President called the meeting to order at 10:05 am.

Approval of Minutes:

It was noted that the minutes from the annual and new board meetings on 10/23/21 were unanimously approved electronically and have already been posted to the website.

Sam Neill – Insurance Report

Sam Neill who is the agent for our property insurance company, Erie Insurance, came to the meeting to inform homeowners the extent of coverage of the master insurance policy and the coverage each individual unit owner should carry on their condo. In general, the master policy covers the exterior of the buildings, pool, and other common elements. It also includes Directors and Officers insurance. He stressed that the HOA should have a copy of each unit's policy on file. He recommended that each homeowner consult their insurance carrier to make sure that they have adequate coverage to cover contents of garages and adequate coverage if they rent their units – long-term or short-term. And he informed us that short-term rental units needed to go through AirBnB or VRBO to be covered under our master policy. He advised those who rent short-term to check with their booking agents to make sure they have adequate coverage.

Maintenance Report:

See attached report from Steve Hamill, Board Member at Large.

Annual landscaping maintenance – requested quotes from three companies, K&S Landscaping - \$8,040; Heritage Landscaping - \$7,600; and Oak View Landscaping - \$8,895. Steve Hamill motioned to hire Heritage Landscaping, seconded by Tony Bryant, passed unanimously.

Financial Report:

See attached report from Susie Carter, Treasurer.

One addition to the report was the report of our property taxes at the clubhouse increasing from \$1,629 in 2020 to \$5,321 in 2021 due to a reassessment by the State.

Old Business:

Storage Closets:

Discussed the possibility of assigning the storage closets in each building to units without garages. Steve Hamill is to get quotes from some builders to build storage cabinets in the closets. Those owners without garages should let the board know if they are interested in the storage closets.

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Grandfathered Units:

The amendment to Article 15 to the Master Deed has been registered in Grainger County and is posted on the website. The units that are to be grandfathered in are: Units 112, 141, 222, 333, 411, 433, and 442. These will be listed as an attachment to the amendment and also registered with Grainger County.

Homeowners Session:

There were no issues or questions brought up by the homeowners in attendance.

There being no further business, the meeting was adjourned.

Susie Carter

Susie Carter

Board Secretary/Treasurer

Maintenance Report

Multiple repairs to the entry gate motor/system.
Fixed gate hinges. (Broke from wear and tear).
Fixed exit gate damaged from an accident.
Replaced gate signage.
Ordered two fire system air compressors.
Ordered replacement concrete steps for outside stairwells.
Requested quotes for landscaping maintenance.
Replaced faulty fire system sprinkler head at Building 3.
Built storage shelving in the maintenance garage.
Built workbench for the maintenance garage.
Made stands and signs to keep handicapped area clear.
Had Gutters & More repair downspout at Building 1.

Things to be done

Repair last broken pipe for pool in the pump house.
Water still running behind Building 2.
Issues with heat pump collection trays overflowing.

GERMAN CREEK HOMEOWNERS' ASSOCIATION
Review of Financial Statements January 1 – December 31, 2021

Highlights in expenses:

Clubhouse repairs - replaced tile in the hallway and both bathrooms.

Clubhouse utilities – increase due to more usage.

Elevator repairs are ongoing it seems – another major repair in February \$2,482 and one in November \$1,620.

Landscaping – replaced some plants in several locations.

Maintenance help – decrease due to 2 part-time summer helpers to clean-up property, power wash, etc. and extra labor for pool painting in 2020.

Building repairs – continuing work on the stairwells.

Gate repairs – broken hinges fixed, etc., still ongoing.

Maintenance supplies – decrease - purchased blue maintenance truck in 2020.

Sewer repair – repairs due to broken line at building 4, work at building 1 in prior year.

Water costs at building 2 continues to be higher than the other buildings. We have asked owners to look for leaks but haven't had any reported.

Summary – Revenues down \$5,899, expenses down \$830, interest income up \$486, making the bottom-line net income \$21,347 compared to \$25,930 last September, decrease of \$4,583.

Operating cash at 12/31/21 is \$89,642 up \$27,314 over prior year.

Reserves at 12/31/21 are \$40,674, slightly over last year's balance of \$40,157 due to interest earnings.

Direct financial questions to Susie Carter #323

Email is scarter@pccsc.com

Thank you and stay safe.