

GERMAN CREEK HOMEOWNERS' ASSOCIATION
Quarterly Board Meeting Minutes

Date & Time: 04/30/22, 10:00 am

Location: German Creek Bluffs HOA Clubhouse

Board Members Present:

Tony Bryant
Susie Carter
Jerome Haverland
Steve Hamill
Sue Justis

Call to Order

Sue Justis, President called the meeting to order at 10:02 am.

Approval of Minutes:

It was noted that the minutes from the quarterly board meeting on 02/05/22 were unanimously approved via email communications and have been posted to the website.

Maintenance Report:

Steve Hamill reported:

- 1 - the landscaping project approved at the February 5th meeting has been done.
- 2 – the pool is cleaned and ready to open and the leak in the pump house was repaired and the pool is opening with no outstanding projects pending at this time.
- 3 – the fountain has been cleaned and is running.
- 4 – permits have been posted in each elevator as required by State law.
- 5 – the remaining 2 fire system compressors were ordered since the first 2 were ordered months ago and are on back order.
- 6 – the current step project that was approved has been done except for painting which will be done as soon as the weather is consistently warmer.

Financial Report:

See attached report from Susie Carter, Treasurer.

Old Business:

Storage Closets:

Maintenance closets on each floor are currently being assigned to homeowners without a garage. If any homeowners having garages have items stored in the closets, it was requested that these items be removed from the closets. Those wanting a storage closet should see Edee Webb, Office Manager or Sue Justis, President so that we can have a record of the owners in possession of the keys for each closet.

Card System:

The new card system is up and running and if homeowners have not had their cards rekeyed in the month of April, their cards will no longer work on the HOA office door or the pool gate. They should bring their cards in and have them rekeyed as soon as possible.

GERMAN CREEK HOMEOWNERS' ASSOCIATION
Quarterly Board Meeting Minutes

Gate Openers:

Additional gate openers are available for purchase at \$25 each. If you drop or damage your current gate openers, the HOA will not be replacing those for no charge.

Parking:

It was requested by the board that the short-term renters be notified by the owners of those units that they should park in the lot behind building 2 and not take up front parking spaces for the current homeowners. If this continues to be an issue, it was discussed that we have "visitor" signs printed and those parking places assigned to short-term renters.

Summer Season:

The board reminded homeowners that summer is upon us and that we need to make sure our guests follow the rules as they relate to the pool and other common areas. For example, lowering umbrellas when leaving the pool and general conduct overall so that complaints are held to a minimum. It was noted that we now have case law in Grainger County supporting the classification of Airbnb's as commercial.

Homeowners Session:

Cutting of trees behind the buildings:

Sue reported that she has been in contact with TVA and hopefully their representative will attend our next board meeting so that homeowners can ask her questions directly. TVA requires permits for any alterations to anything on their property.

Retaining wall:

There was some general discussion concerning the retaining wall and if, when, and how the retaining wall needs to be inspected.

Dock:

A homeowner asked about the status of the swim dock that was voted on in prior years. Any questions about obtaining a new dock permit can be addressed to the TVA representative when here.

Pet Policy:

The pet policy was discussed again and reported that it was voted down twice. There was some general discussion about service and comfort animals, but no decisions made other than currently the master deed restricts pets on the property.

Group Internet:

The possibility of obtaining a group internet option was discussed again, but no one volunteered to do the research necessary to put it to a vote again since it was voted down the first time.

There being no further business, the meeting was adjourned around 11:00 am.

Susie Carter
Board Secretary/Treasurer

GERMAN CREEK HOMEOWNERS' ASSOCIATION
Review of Financial Statements January 1 – March 31, 2022

Revenues:

Down \$2,659.38 due mostly to timing differences in payments.

Highlights in expenses:

Elevator repairs are down – major repair in February, 2021 of \$2,482, none so far in 2022.

Fire safety repairs increased slightly over same 3 months last year.

Office supplies increase is mostly due to a new computer (\$1,494 and internet/backup cleanups \$466).

Maintenance help – small increase over same 3 months last year.

Pool repair – fixed leak.

Property taxes paid in January 2022, paid in November, 2020 of \$1,629, 2022 increase over 2021 year of \$3,602.

Security system new in 2022, installed in October 2021.

Water – 4 months of expenses in 2022 vs. 2 months of expenses in 2021 – timing of payments – set up auto draft so should even up throughout the year.

Summary – Revenues down \$2,659, expenses up \$12,435, interest income on cd not recorded yet, making the bottom-line net loss (\$2,263) for first 3 months of 2022, a decrease of \$15,584 from first 3 months of 2021.

Operating cash at 03/31/22 is \$90,984 up \$5,898 over prior year and up \$1,342 from December 31, 2021 balance.

Reserves at 03/31/22 are \$40,675, slightly over last year's balance of \$40,648 due to interest earnings.

Please direct any financial questions to Susie Carter #323

Email is scarter@pccsc.com