

GERMAN CREEK HOMEOWNERS' ASSOCIATION
Quarterly Board Meeting Minutes

Date & Time: 07/23/22, 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 around 10:05 am.

Approval of Minutes:

It was noted that the minutes from the quarterly board meeting on 04/30/22 were unanimously approved via email communications and have been posted to the website.

Maintenance Report:

Steve Hamill reported:

- 1 - The water issue is still ongoing, especially in building 2, but all homeowners should check the status of their water heaters and either disable the extra drainpipe or replace the unit.
- 2 – The sewer system has been fixed on both sides of building 1 by Quality Construction and we believe that building's issues have all been corrected. However, we expect to continue to have sewer issues in the other buildings and will repair as needed.
- 3 – The damaged stairs that were replaced as reported in the previous meetings have now been painted thanks to Steve Carpenter.
- 4 – The fire compressors have now been installed in buildings 3 and 4.
- 5 – Unfortunately shortly after building 3 compressor was installed, a pipe broke which has to be replaced before it works properly. Incorrect pipes were installed during initial construction so they are gradually rusting out – they will be replaced as they break in the future.
- 6 – The homeowners were reminded that we don't have a full maintenance crew to take care of our property, only Steve Carpenter, who does an excellent job. Please remind your visitors that he is not paid to clean up their messes and that they should not be calling or texting him to do individual clean-ups. If a homeowner needs to report a maintenance issue, they should contact Steve Hamill or one of the other board members first.

Financial Report:

See attached report from Susie Carter, Treasurer.

Old Business:

Sewer Issues:

The homeowners again were reminded that we have a very delicate sewer system and to please ask your guests not to flush wipes, paper towels, chemicals, etc. down the toilets. Also, if any unit has a food disposal installed, please do not use and disconnect as our sewer system is not built to handle food.

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Dues/Automatic Draft:

Homeowners were encouraged to use automatic draft to pay your monthly dues, if possible. This helps to avoid late payment along with late payment fees.

Parking:

We continue to have parking issues. This is a repeat from our April 30 board meeting – “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.”

Noise Issues:

The board has been made aware of several noise related issues. The Master Deed addresses noxious, destructive or offensive activity in Article 14.5 and allows the aggrieved owner to proceed individually for relief (i.e. calling law enforcement). The board would respectfully request that homeowners remind their guests that this is a residential complex and to be respectful of their neighbors.

Mailbox Issues:

The continuing issue of non-resident owners receiving mail was discussed, but no real solutions. After discussions with the mail carrier, Sue made labels for the mailboxes so that he/she can more readily identify the current resident receiving their mail at that unit.

Homeowners Session:

Dock:

Again, as in April, a homeowner asked about the status of the swim dock that was voted on in 2018. If any homeowner would like to again pursue this amenity, the board would be receptive to any suggestions.

Porch Railings/Concrete:

It was brought to the attention of the board that several of the porches contained cracks and/or corner damage. Steve made a note and will look into inspecting the balconies for any necessary repairs.

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 – June 30, 2022

Revenues

Increase of \$1,707 – mostly timing differences.

Highlights in expenses:

Clubhouse repairs down – replaced hallway and bathroom tile in June 2021.

Elevator repairs down from prior year.

Fire safety repairs includes replacement of compressors in buildings 1 and 2 in May 2022 (\$6,000).

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

Landscaping costs to clean-up and trim in May 2022 (\$7,600).

Office and maintenance help – small increase over same 6 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.

Plumbing repairs – sewer system repairs mostly in building 1.

Security system new in 2022, installed in October 2021.

Water – 6 months of expenses in 2022 vs. 5 months of expenses in 2021 – timing of payments – set up auto draft so should even up throughout the year. Building 2 is still running higher than the other 3 buildings.

Summary – Revenues up \$1,707, expenses up \$22,337, interest income on cd not recorded yet, making the bottom-line net loss (\$3,119) for first 6 months of 2022, a decrease of \$21,240 from first 6 months of 2021.

Operating cash at 06/30/22 is \$88,018 down \$1,729 from prior year and \$1,624 from December 2021.

Reserves at 06/30/22 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