

GERMAN CREEK HOMEOWNERS' ASSOCIATION
Quarterly Board Meeting Minutes

Date & Time: 01/28/23, 10:00 am

Location: German Creek Bluffs HOA Clubhouse

Board Members Present:

Susie Carter
Tony Bryant
Steve Hamill
Sue Justis

Board Members Absent:

Jerome Haverland – out of town

Call to Order

Sue Justis, President called the meeting to order at around 10:00 am.

Approval of Minutes:

It was noted that the minutes from the quarterly and annual board meetings on 10/29/22 were unanimously approved via email communications and have been posted to the website.

Trilight Presentation:

Personnel from Trilight gave a report on their internet and television services. Trilight would have to run cables to each building and then would run cables into each homeowner's unit via the HVAC closets. He said this would be the most efficient way to obtain the high-speed fiber optics services we need. At this point before they make this large investment, they would need to know how many of the 64 units are interested. There was extended discussion regarding the services and several homeowner's questions were answered. Trilight handed out packages of their various services and the costs to the members present and left some at the clubhouse for other homeowners to pick up and review at their convenience. The HOA will be contacting homeowners to get a count of how many would be interested. It was brought up that obtaining this type of high-speed internet would increase the value for the future.

Maintenance Report:

Steve Hamill reported:

1 - The water issue in building 2 is still ongoing. Quality Plumbing personnel are planning on being on site on February 23, 2023 when they will shut off all of the water to building 2, then turn each unit's water on individually to pinpoint exactly where the leak(s) are coming from. Email notices will be sent to each homeowner in building 2 to either be on site on the 23rd or make sure that the plumbers and the maintenance crew can gain access to their unit on that date.

2 – We are experiencing fire system issues in building 3. The parts have been ordered for the necessary repairs to the air system. In the meantime, if there is a fire issue, the system would still work.

Financial Report:

See attached report from Susie Carter, Treasurer.

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Old Business:

Water Issues:

See discussions at #1 above.

Homeowners' Session:

Pet Policy:

The pet policy was discussed again. This is an ongoing issue with various pets being observed on the property. The homeowners were reminded of the fines that were approved by the HOA Board in 2009 – 1st offense = warning, 2nd offense = \$50 fine, 3rd offense = \$100 fine, 4th offense = \$250 fine plus \$25 per day until the issue is resolved. If a homeowner has a pet in their unit, then they should have the proper service animal papers on file in the HOA office.

Rental Units:

We have had several complaints regarding the number of people residing in a unit at one time. There was discussion of various ways that this could be handled. The HOA Board will be addressing the rental units and will “make and enforce reasonable rules and regulations and to fine, in accordance with the Master Deed and By-Laws” as given this power in Article 15: Leasing and Article 14: Use Restrictions.

Homeowners Information:

The homeowners were reminded to make sure they have updated information on file in the HOA office, proof of insurance, current working keys or code in case of an emergency, license plates of your vehicle, etc. Kathy has worked very hard to get this information up to date. It is important that all homeowners know who is on the property.

There being no further business, the meeting was adjourned around 11:15 am.

Susie Carter
Board Secretary/Treasurer

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

Revenues

Increase of \$3,456 due timing in payment of dues.

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 and 3 & 4 in July 2022 (\$12,000) plus other repairs in buildings 1,2, & 3 of \$2,599 in September, 2,771 in November, and 4,006 in December.

HOA Office - increase is mostly due to a new computer (\$1,494 and internet/backup cleanups \$466, Office 365 software \$1,143).

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

Office and maintenance help – more time for Steve and office manager 2 days instead of 1 per week.

Pool repair – fixed leak plus more chemicals at higher costs.

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

Sewer system – increase due to sewer system repairs mostly in building 1.

Security system new in 2022, installed in October 2021.

Electric – increase due to timing of payments, one more month in 2022.

Trash Pick Up – Rate increase.

Water – Water usage increased, especially in building 2.

Summary – Revenues up \$3,456, expenses up \$45,648, interest income on cd at Commercial Bank not recorded yet, making the bottom-line net loss (\$21,023) for 2022, a decrease of \$42,683 from 2021.

Operating cash at 12/31/22 is \$37,660 down \$51,982 from prior year but moved \$25,005 to 18-month certificate of deposit at Knoxville TVA Credit Union.

Reserves at 12/31/22 are \$40,766 slightly over last year's balance of \$40,678 due to interest earnings. Plus added a new cd at Knoxville TVA Credit Union – balance of \$25,042. Overall cash down \$26,852.

Please direct any financial questions to Susie Carter #323

Email is scarter@pccsc.com