

GERMAN CREEK HOMEOWNERS' ASSOCIATION
Quarterly Board Meeting Minutes

Date & Time: 04/22/23, 10:00 am

Location: German Creek Bluffs HOA Clubhouse

Board Members Present:

Susie Carter
Steve Hamill
Jerome Haverland
Sue Justis

Board Members Absent:

Tony Bryant – out of town

Call to Order

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

Approval of Minutes:

It was noted that the minutes from the quarterly board meeting on 01/28/23 were unanimously approved via email communications and have been posted to the website.

Maintenance Report:

Steve Hamill reported:

1 – Steve Carpenter has trimmed and spruced up our landscaping for less than what it would cost if we hired a landscaping company. Please thank him for all of his hard work on this project as well as many others.

2 – Steve Carpenter has also cleaned up the pool furniture, fixed a leak in the fountain, and has the pool in great condition for opening. Steve Hamill is having new signage installed around the pool area, on pool gate, and inside bathrooms stating pool rules and hours of operation. Pool hours will be 8 am to 10 pm, after which time the gate will automatically lock.

3 – Steve Hamill reported that the day Quality Plumbing came to test the water usage in Building 2 that 4 units were discovered to have problems. He is aware that 2 of the units have made repairs and he is monitoring the water usage to see if the problem has been solved.

Financial Report:

See attached report from Susie Carter, Treasurer.

New/Ongoing Business:

Again, there was a lengthy discussion concerning the AirBnB rental units. One homeowner suggested that their monthly dues be increased 3 times as much as resident homeowners. It was reported that one rental is advertising that their unit sleeps 12 and one of the homeowners has seen an entire passenger van with an out of state license plate unload at this unit. It was reported that while homeowners are required to reserve and rent the clubhouse for functions, some renters are using the clubhouse at will for parties, etc. Homeowners are concerned about our liability if someone is hurt on the exercise equipment. The homeowners present did not want to penalize those owners that rent their units, are following the rules,

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and have a presence on-site to monitor their renters, but it was suggested that we require absent homeowners to hire a local property manager or be on-site to monitor their rental units. The board is committed to considering all the suggestions brought up today and will be publishing a basic set of rules with penalties attached prior to the beginning of the busy summer season.

The board did approve today to send an email next week notifying the owners of short-term rental units grandfathered in – 7 units that:

- 1 The number of people occupying a unit is limited to two (2) persons per bedroom.
- 2 Short-term renters will not have access to the clubhouse – only the pool.
- 3 Misuse of the pool will result in their pool card being deactivated for the duration of that renters' stay. After 3 violations for that unit, the pool card will be deactivated for the remainder of the pool season.

Old Business/Homeowners' Session:

A homeowner requested an update on the availability of Trilight as an internet/tv option. Steve Hamill will send an update as soon as he knows something new.

There being no further business, the meeting was adjourned around 10:50 am.

Susie Carter
Board Secretary/Treasurer