

Grand Harbor POA Board of Directors

Open Board Meeting – GHPOA Office

January 31, 2012

Board Members Present: Kurt Smith, President, Charles Smith, Vice-President, Teresa Braymen, Secretary, and Gene Zetka, Member at Large

Others present were: Nancy Denega, Manager, Cathy Scott, and Galen Mihm

The meeting was called to order by Kurt Smith at approximately 1:00 p.m. and the quorum was established.

Motion was made to approve the meeting minutes of 1-24-12 as submitted via email. Motion was seconded and carried 4-0.

A motion was made to add Ernest Leger and Gail Mihm as members of the Election Committee (EC). Motion was seconded and carried 4-0.

Cathy Scott advised the board as to how the EC will conduct the Meet the Candidate gathering. Cathy will give a welcome and will introduce two members of the Bylaws Committee who will give a brief presentation about the proposed amended bylaws and answer a few questions. Prescilla Leger will then manage the remainder of the meeting with the candidates. A resident has graciously volunteered to provide refreshments for the gathering.

The discussion with the Infrastructure Committee (IC) about the Pond 12 report was tabled for this week. The members of the IC involved in producing the report were not available to answer questions from the board members.

Galen Mihm of the IC then gave the board an update on several drainage issues. Repairs are needed on two spillways on Lake Oaks Drive. Galen gave the board several alternatives for these repairs, along with estimated costs. The board asked Galen to discuss a couple of different fixes with the contractor and return next week to discuss further. One of the drainage issues on Grand Harbor Point was discussed. A motion was made to submit to the homeowners a cost-share agreement for the repair of the drainage pipe between their two lots. Motion was seconded and carried 4-0. Kurt Smith will visit the homeowners to solicit their signatures on the agreement.

The next drainage issue Galen discussed will require the drainage pipe to be photographed inside. Galen will pursue getting this done this week.

There was discussion about a couple of Builder's signs that are on lots for sale in the community. The signs must be changed to the design noted in the Sign Policy and Procedure document.

The need for some "sprucing up" of the landscape beds at the entrance to Grand Harbor Blvd. was discussed. Nancy Denega will set up a time with the landscape maintenance contractor to discuss some options.

Kurt Smith advised there is a Board Member Training Session scheduled for 2-18-12. He had talked with all the candidates who are running for election. Motion was made to authorize up to \$600.00 for six people to attend the training session. Motion was seconded and carried with 3 in favor and 1 abstaining.

The need for some work on the baseball field in the park was discussed. Nancy Denega will get a couple of estimates for the work that needs done.

There was discussion about the inconsistencies in the construction site silt and debris fencing being used in the community. Chris Tschumperlin was asked to concentrate on getting the all builders in compliance with the Deed Restriction requirements.

Chris Tschumperlin presented the Deed Violation Log and Activity Report to the board. He will compile some statistics from the report to present to the board at next week's meeting.

Kurt Smith had taken some pictures of all the downed trees in Section 15. Nancy Denega will send a letter to the developer of that section and ask that work be done to clear out all the downed trees.

Nancy Denega discussed a problem with a builder around Pond 14. Additional fines will be levied if the builder does not comply with the clean up that needs done.

Nancy also reported that the constable who is working in the community is very frustrated with the speeders inside the community. The constable had talked with the District Attorney to determine what can be done legally to try to bring attention to this matter. Nancy will work with the constable to provide him the information he needs.

Board went into Executive Session at 4:05 p.m.

Open board meeting resumed at 4:45 p.m. The items of discussion during the Executive Session included a lot consolidation issue by a property owner and the status of entrance reserve covenant assignments.

The next board meeting will be February 7, 2012.

Motion was made to adjourn the meeting, seconded and carried 4-0.

Board member signatures are on separate page.

Grand Harbor POA Board of Directors

List of Motions Made

Open Board Meeting – GHPOA Office

January 31, 2012

A motion was made to add Ernest Leger and Gail Mihm as members of the Election Committee (EC). Motion was seconded and carried 4-0.

A motion was made to submit to two homeowners a cost-share agreement for the repair of the drainage pipe between their two lots. Motion was seconded and carried 4-0.

Motion was made to authorize up to \$600.00 for six people to attend Board Member training session. Motion was seconded and carried with 3 in favor and 1 abstaining.