

# Grassy Pointe Annual Membership Meeting Minutes

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November 12, 2020

**Quorum/Call to Order:** The Meeting was called to order at 7:12 pm via Zoom.

**Roll Call:** Board members in attendance Gunner Bakke, President, Melissa Kruse, Vice President Martha Stanley, Secretary/Treasurer and Patrick Kochenour and Michele Cyr from Proactive Property Management.

**Verify Quorum:** Twelve proxies received, and ten owners in attendance on Zoom and conference call.

**Proof of Notice:** Meeting was duly noticed.

**Approval of Minutes:** A motion was made by M. Kruse to approve the September 17, 2020 BOD Meeting Minutes. Motion seconded by G. Bakke and minutes accepted.

## **Report of Officers:**

**Presidents Report:** G. Bakke made note of the healthy state of the financials with the delinquent accounts greatly reduced in the past year. The Association will end the year with positive funds along with many improvements made this year. Some of the items in the works for the balance of this year include returning some funds to the reserve account, improving the marquee landscape, repairing the irrigation, and addressing the erosion issues between Grassy Pointe Blvd and Longview. The beginning of next year the Board will look to redo the front entrance landscaping; and the second half of the year, if funding allows, installing a pergola by the retaining wall installed this year.

**Treasurer's Report:** M. Stanley gave a report of the Association's current financials.

**Vice President's Report:** M. Kruse thanked the new management company for the easy transition.

**Election of Officers:** One position is open on the Board. G. Bakke has served his first 3-year term. One candidate application was received from Gunner Bakke for the open position. M. Kruse asked if there was anyone in attendance who wished to be considered for nomination. No one in attendance responded. In absence of a quorum, M. Stanley made a motion to nominate Gunner Bakke for the open position. M. Kruse and seconded and Gunner Bakke was voted in as a Board of Director for another three-year term.

## **Old/Unfinished Business:**

**Front Entrance:** M. Cyr has been working on bids for the front entrance. The Board would like to decide in the next few weeks. Pressure washing did occur on all common areas. The company that did the work was able to access sidewalk areas for pressure washing that were not accessible before. M. Stanley made a motion to complete this project by pressure washing both sides of the Klosterman entrance; M. Kruse seconded, M. Cyr will contact the vendor to complete the job.

## **New Business:**

**Year end projects:** G. Bakke, made a motion to complete the list of the projects for the end of this year and into next year as follows:

End of 2020: 1. Repair the irrigation. 2. Spruce up the entrance. 3. Repair the erosion mitigation corner of Grassy Pointe Blvd and Longview.

For 2021: 1. Complete the updating of the entrance area. 2. Plan to transfer 2020 rollover funds from operating back into reserves in the second half of 2021.

**Owner Forum:** An owner had questions about the paver section added to the community and asked about “no parking” and towing signs that were recently installed. The Board explained the situation with protected area. One owner asked for update on the noise issue had the playground area and noted many solicitors are in the area lately. Board noted the playground issue was addressed ,and would look into replacing the ‘No Solicitation signs.

**Adjournment:** Meeting rolled into the BOD Directors Organizational Meeting at 8:12pm.

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Grassy Pointe  
Homeowner's Association, Inc.  
*Approved: 1/21/2021*

# Grassy Pointe BOD Organizational Meeting Minutes

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November 12, 2020

**Quorum/Call to Order:** The Meeting was called to order immediately after the Annual meeting at 8:12 pm with all Board Members in attendance via Zoom.

**Roll Call:** Board members in attendance Gunner Bakke, Melissa Kruse, Martha Stanley, and Patrick Kochenour and Michele Cyr from Proactive Property Management

**Proof of Meeting:** Meeting was official noted.

**Nominations:** M. Kruse nominated Gunner Bakke for President; M. Stanley seconded, all approved. M Stanley nominated Melissa Kruse for Vice President; G. Bakke seconded, all approved. G. Bakke nominated Martha Stanley for Secretary/Treasurer; M. Kruse second, all approved. The 2021 Board of Director positions are as follows:

President – Gunner Bakke

Vice President - Melissa Kruse

Secretary/Treasurer- Martha Stanley

**New Business:** None

**Adjournment:** G. Bakke made a motion to end the 8:12 pm, seconded by M. Kruse. Meeting was adjourned

# Grassy Pointe BOD Budget Meeting Minutes

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November 12, 2020

**Quorum/Call to Order:** M. Kruse called the budget meeting to order at 8:13 pm; seconded by Gunnar Bakke. All Directors present via Zoom.

**Roll Call:** Board members in attendance President, Gunner Bakke, President, Melissa Kruse, Vice Martha Stanley, Secretary/Treasurer and Patrick Kochenour and Michele Cyr from Proactive Property Management

**Proof of Notice:** Meeting was duly noticed.

**2021 Budget Discussion:** Line by line review of each budget line. No changes made to proposed budget.

**Vote to Approve 2021 Budget:** M. Kruse motioned to approve the 2021 Budget as presented. G. Bakke seconded the motion, all approved and the new Budget for 2021 confirmed. Association assessments will be \$500 per lot for 2021.

## New Business:

**Rollover:** M. Kruse motioned to rollover any access funds at the end of 2020 into the operating budget for 2021. G. Bakke seconded and all approved.

**Erosion Mitigation:** M. Stanley will get the quote from Lawn Proz of Florida for the erosion mitigation at the corner of Grassy Pointe Blvd and the Marque on Longview to ProActive, so the Board can move forward on this item.

**Meetings for 2021:** M. Kruse motioned to set the meeting dates for 2021 as listed below. M. Stanley seconded the motion; all approved:

### Meeting Schedule for 2021

BOD Meeting	January 21, 2021 at 7:00 pm
BOD Meeting	April 15, 2021 at 7:00 pm
BOD Meeting	July 15, 2021 at 7:00 pm
BOD Meeting	September 16, 2021 at 7:00 pm
Annual/Budget Meeting	November 4, 2021 at 7:00 pm

Location will be determined depending on access to in person meeting locations in 2021.

**Owner Comments:** No comments.

**Adjournment:** G. Bakke made a motion to adjourn the budget meeting for 2021 at 8:37pm. M Kruse seconded the motion; all approved and the meeting was adjourned.