

**Grassy Pointe Homeowners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**September 19, 2024**

The meeting was called to order by M. Stanley at 7:00 P.M. with the following Directors in attendance representing a quorum: Shaun Barber President, Melissa Kruse Treasurer, Bob Saracano Architecture, Martha Stanley Secretary Managers Katie Moates and Bree Rauck were also in attendance.

Approval of Minutes: M. Stanley moved to accept the minutes of the July 31<sup>st</sup> meeting, seconded by M. Kruse; approved unanimously.

Treasurer's Report: Given by M. Kruse. Still well within budget. Question regarding deferred annual assessment line item. Bree will request an answer from Cathy. There will be an increase in next month's budget report due to the front entrance landscaping project. M. Stanley has a question regarding mole cricket bid. Is there enough money in budget to get this done? Discussion of funding of Irrigation timer repair. Additional bids requested for mole crickets. Motion to repair irrigation timer made by M. Stanley seconded by S. Baber.

Manager's report: Grassy Pointe Marquee, Andy's tree service. Motion by M. Kruse to approve Andy's tree service bid for 3 areas if reasonably quoted and contingent on reserves being replenished in the 2025 budget. Seconded by S. Barber.

Unfinished Business:

None

New Business:

1. 2025 Budget Review

Question regarding Landscape extras. Do we only want to budget \$5000 for that?

Board wants to Focus on getting caught up on landscape maintenance in 2025.

Fertilizer and weed abatement: Is this combined with landscaping contract?

Reserve study was done a couple of years ago.

Motion to approve 2025 budget made by M. Kruse Seconded by S. Barber.

2. Completed projects- Front Entrance Landscaping

Discussion on Warranty on plants. Concerns regarding the landscaping that was done. Bree to reach out to Sun Rise to make sure they come back out and do the job right. Also, when hedges were trimmed, Sun Rise left debris and neighbor went out to clean up. Bree to address this with Sun Rise as well.

3. Projects in process- Mailboxes

Compose a letter to present to the homeowners who do not currently have black mailboxes. No motion necessary to send letters as the bylaws state the architectural review board decides what the style of the mailboxes. People who have the current style mailboxes would be grandfathered in and when replacing their mailbox, that's when the homeowner would be required to follow the new style regulation.

4. Initial and continuous trimming of HOA easements

To be discussed with Andy's tree service to get some type of schedule based on growth.

5. Future Landscaping- Grassy Pointe Drive

Looking at budget we'll have to maintain for 2025 then possibly beautify in 2026

6. 2024 Halloween

Gift Cards for top 5 (Management to purchase for reimbursement five \$50 Gift cards for John to pick up)

Motion to approve gift card purchase made by M. Stanley seconded by M.Kruse

7. Owner Comments

Streetlights- Why are they not on? Duke Energy is responsible for repair. Anticipated repair to take 3 weeks.

8. ProActive Action Items

Deferred Assessment line-item explanation

Contact Nick regarding landscape concerns

Determine where fertilization is being coded to

Purchase \$50 Gift Cards

Mole Cricket estimate What area is covered?

Let Nick Know \$300 Timer is approved

Let Andy's Tree Service know all areas Approved

Letters to Homeowners regarding mailboxes

Schedule Next Meeting: Nov. 13<sup>th</sup> Annual Meeting 7:00 pm (6:00 Meeting times moving forward)

Adjournment: M. Kruse motioned to adjourn at 7:58pm, seconded by S. Barber; approved unanimously.

Approved By:

Board Member

Martha Stanley

11-13-24

Date