

**Grassy Pointe Homeowners Association, Inc.**  
**Board of Directors Meeting Minutes**  
**July 24, 2025**

The meeting was called to order by Gunner at 6:03 P.M. with the following Directors in attendance representing a quorum: Gunner Bakke and Martha Stanley. Property Manager Bree Rauck was also in attendance.

Approval of Minutes: G. Bakke moved to accept the minutes of the April 24, 2025 meeting with changes, seconded by M. Stanley; approved unanimously.

Treasurers' Report: As of June 30<sup>th</sup>, \$128,401.32 In Operating, \$27,588.98 in Reserves with \$8,831.74 in outstanding HOA Fees. Under budget \$4,639.25 for the month due to SunRise Invoices in dispute.

**Unfinished Business:**

Property Maintenance: Grassy Pointe Marquee is missing roof tile. Bree will reach out to Joe and let him know. Palms at entrance have all been trimmed. New Dog waste stations have been installed. There is a Pine tree at the playground that needs to be removed due to beetle infestation. There is also a dead oak tree at the pavilion that needs to be removed. Motion to approve removal of both trees at a cost of no more than \$6,050 made by Gunner, Seconded by Martha; All in favor. Fence falling along Klosterman. Motion to approve \$2,400 to repair the fence made by Martha, Seconded by Gunner; All in favor

Mailboxes: Most homeowners have complied with updating or painting their mailboxes black. A third notice will go out to the homeowners who have not made the updates yet.

Fining Committee: Nothing to report

**New Business:**

Playground equipment: Equipment is deteriorating and should be replaced. This will remain an agenda item to be addressed when preparing 2026 budget in September.

Boat Stored on HOA Property: Will be addressed with a notice sent to homeowner

**ProActive Action Items:**

- Inspection to include trees, mailboxes and boat
- Get in touch with collections regarding homeowners owing over \$1000
- Have 2 trees taken care of (playground and pavilion)
- Reach out to Joe regarding missing tile at the Grassy Pointe Marquee
- Third notice regarding mailboxes
- SunRise invoices
- Schedule Budget workshop

Next Meeting: September 18th, 2025, at 6:00pm

Next Inspection: July 25, 2025

Adjournment: G. Bakke motioned to adjourn at 6:48pm, seconded by M. Stanley; approved unanimously.

Approved By:

  
Gunner Bakke (Sep 21, 2025 19:00:50 EDT)

21/09/2025

Board Member

Date