

GRASSLANDS HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting Minutes

May 15, 2024 at 6:00 p.m. at 4204 Sweetgrass Dr

In Attendance: Kristin Brown, Kurt Ester, Vince Heuer, Terri Johnson, Kent Kerwood, Steve Riedman. Also attending: Greg Doughman, Doug and Kathy Doughty, Patti Noble, and Johannah (Jo) Madonna.

- Kurt called the meeting to order at 6:09 p.m. and confirmed a quorum.
- Kent made the motion to approve the minutes from the February 28, 2024 Organizational meeting. Vince seconded the motion and the motion passed.

Vacancy on the Board

- Ron Scalva submitted his resignation as an At Large member of the Board because he sold his home. Greg Doughman offered to fill that position, with the term of 2026. Vince made a motion to nominate Greg for the At Large member. Kent seconded the motion and the motion passed.

Financial Report

- Steve reported that all the dues has been received, and we now have \$600 added to the general fund from the 3 recent home sales. The tax return has been filed, per Jo at Madonna Tax Solutions. There is \$6,670 in cash. \$7,087 in savings, and \$20,505 in premier savings accounts.

Committee Reports

- Architectural Review Committee – Kent reported that there are currently 8 approved requests, including one old project of fencing. There was a complaint received April 10, 2024 in the suggestion box relating to the incomplete fence, a tractor and other items sitting outside. Kent was directed by the Board to send a formal email from the ARC re-stating the conditions of his fence completion project. There is also a fence project in the neighborhood that needs a formal ARC approval. The owner wants to build a fence to screen trailers. Since nothing has happened to move this project along, Kurt and Vince were asked to take an ARC application form to the owner and have them complete and return for approval.
- PID –Terry Englehardt contacted Terri noting that there is nothing new to report.
- Landscape – Kurt has been working with Kevin McIntyre and they have completed the new cobble at the front entrance. Vince said the large

rocks are still available for us, so he will work on getting them delivered for placement at the front entrance area. The HOA will need to rent some equipment for the unloading and placement. The Board directed him to proceed. Lastly, Kurt noted that he would like to ask the landscapers to mow a small strip on the east side of the wetlands. The Board authorized Kurt to proceed.

Old Business

- The workshop held on March 23, 2024 came up with modified language addressing permanent storage of RV's as referenced in the Rules and Regulations, item 6. Kristin made a motion to update the language and Greg seconded the motion. Terri was directed to make the language change to the rules.
- The excessive weeds at one residence was discussed. Kurt and Vince talked to the owner last year and he indicated then he would work on the problem. The weeds are continuing to be an issue, so Kurt and Vince will make another visit to the site to discuss with the owner.
- Jo gave a report to the Board on costs and options of two different web companies to get an HOA website created. The Board approved her to proceed with the Wix option, as it is a bit more modern, and Jo has worked with that platform before. She suggested using a generic email address, rather than committing to a domain at this time. She will include an email link that Kurt and Terri can monitor. She will work with Steve, after the site is up and running, to look at an option for ACH payments of dues.

New Business

- Newsletter to Homeowners – Kristine Mull has offered to continue to put together a newsletter. She will have it ready by August 1st. As in the past, we will ask board members to hand distribute the newsletter as a way to have owners know who their board members are.
- A flyer was mailed to owners on April 24th for interest in having a community garage/yard sale on May 31, June 1 and June 2. Terri sent an email reminder on May 10th. She reported only a few people expressed interest. Kris Mull will post the dates on local websites and signs will be placed those dates at the entrances.
- A letter was mailed on April 24th to all owners reminding them of garbage can storage and weed control on their lots.
- Community BBQ – The date was set for September 14, from 2:00-5:00 at 4444 Sweetgrass. This information will be included in the newsletter.
- Russian Olive Mitigation – The Board thanked Kurt, Vince, Jordan Madonna, Steve Hill, and David Neils for removing the downed tree along the wetlands fence, as well as the remaining large Russian Olive tree last

weekend. There will be another date in the fall for Russian Olive mitigation, tentatively set for October 12th, at 9:00am. This project will be included in the newsletter, along with asking for volunteers.

- A suggestion was received March 19, 2024 in the suggestion box, asking to add a small light at the back of the mailboxes to access the large parcel boxes. Terri made a motion to add a light, and Kent seconded, and the motion passed. The board directed Kent to install a motion sensor light, similar to those on the front, with the light directed downward to the ground.
- Patty Noble gave a presentation as proposed by Sue Able to have welcome bags prepared for new owners in the neighborhood. She found free bags, along with lots of informational pieces provided by the Loveland Visitors' Center. Terri noted that she prepares and delivers a welcome letter to new owners, this could be included as part of the welcome bag. Vince made a motion to reimburse Sue Able a maximum of \$20.00 to pay for incidentals in the welcome bag. Kristin seconded the motion and it passed.

The next board meeting will be held on August 21, 2024 at 6:00pm at 4370 Prairie Trail Drive. This meeting is open to all homeowners.

The meeting was adjourned at 7:33pm.

Respectfully submitted by
Terri Johnson