



Golf Club Community HOA

Board of Directors Meeting Minutes

144 Winding River Blvd. 5:30 p.m.

March 16, 2022

1. 5:36 p.m. Call to Order / Attendance

R. Smith President, S. Manchella Treasurer, B. Meyer Member at Large, T. Glancy Vice President, Dan Grout member at large and C. Rapier Towne Manager.

2. Approval of Minutes – February 16, 2022. T. Glancy Moved to approve the minutes. R. Smith 2nd motion. Motion carried.

3. Reports

- a. February 2022 Financials- Report was emailed to the board. Approved as presented.
- b. Delinquent- Towne sent out pre-lien letters and fobs were turned off on all delinquent accounts.
- c. Separate the Water and sewer GLs.

4. Old Business

- a. Waterfall update-Ronda/Dan. Nelson finished the foam under the basin at the waterfall. We are on Robs schedule for next steps.
- b. Street Signs- Ronda waiting on Kenny Hickey and Don Palfrey. New signs are needed according to Hamilton Township. Hamilton Township does have an ordinance on street parking.
- c. Billing builders to cut grass- Cassie Edwards HOA (Homeowners Association) legal counsel mailed letters to all the empty lot owners reminding them of the rules to keep their lots mowed.
- d. Security Cameras- Flock Camera system is being used by Hamilton Township -Ronda and I met with GBS we are waiting for quote from them to repair the current camera. Flock cameras were installed at the beginning of Hamilton Township on 48, Grandson and Striker have one and 22 going toward Landen.
- e. Architect- Graham Kalbli- Manager sent an email to Graham with the website link to access all the HOAs (Homeowners Association) documents.

5. New Business

- a. Declaration updates-Developers are still using old documents for new communities. There are new amendments attorneys are creating. Cassie will send some documents for the board to review before the next meeting.

6. Sportsplex Update

- a. Tracey-
 - i. Detention basin at the Sportsplex proposal to spray cattails, trim the tree in the middle and cleanup the debris. Ask Joel for a cost to flush cut the tree. Tracey recommended that the board approve the proposal. Suresh Manchella moved to approve Grounds Systems proposal. Ronda Smith 2nd the motion. The motion carried.

7. Next Meeting Date/Planning Calendar

Future Meetings TBD Third Wednesday of every month. April 20th at 5:30 p.m.

8. Adjournment- At 6:48 p.m. the meeting adjourned with no further business to discuss.