

Meeting Minutes
Graf Meadows Homeowners' Association
Board of Directors Meeting
Thursday, September 19, 2024
6:30pm – Holmes house

Meeting called to order – 6:30pm

In attendance: Scott & Julie, Dave & Monica, Basil, Alexandra

Summary of board activities since last board meeting:

- Easter Egg Hunt – good turnout
- Summer BBQ – had to cancel due to weather (rain), planned for June. Will try again next year
- Garage Sale – June weekend (look up date)

Future events:

- No planned Halloween event. Neighborhood self-organized event will be supported by the board (email comms, mailbox fliers, etc.)
- Christmas light contest – Will continue in 2024. Will select top 5 houses, one random winner for \$50 gift card. Will look for a local shop to support. Date of review will be Saturday, December 21, 2024.

Treasurer's Report:

- HOA financial status is in good standing. Only 5 outstanding dues currently. Follow-up notices sent where needed. Requested help from HOA President to reinstate lien.
- No major changes landscaping or social budget currently.
- Upcoming expense:
 - Christmas lights contest
 - AGM
 - Insurance
 - Post office box
- Any new budget needs?

Architectural & Landscaping Review Committee Report:

- Year to date requests:
 - Paint color selection
 - Post storm tree down. Board determined it was not the responsibility of the HOA to resolve.
 - Landscape redesign on front yard

Social Committee Report:

- See above on previous events.

Annual General Meeting (AGM) Planning:

- The Annual General Meeting is slated for January 2025. HOA will provide snacks. Members receive a 10% discount off of annual membership dues for attending.
- AGM & Elections discussion:

- 2025 meeting will be in person only.
- Alexandra will contact Bethany Presbyterian Church to see if board can rent their meeting room again.
- Dates: First choice Thursday, January 16, 2025. Second choice Thursday, January 23, 2025 (7pm start time)
- AGM agenda and details:
 - Board discussed adding more content to the agenda, including guest speakers, to help educate neighbors and encourage attendance. Board agreed to invite the following agencies to come speak at the AGM:
 - 1) Washington County Land Use & Transportation Department – Scott will follow-up with Jennifer about the contact and ask if they can present at January meeting (15 minutes) to give update about the upcoming Springville Road widening project between Joss Ave. & PCC Rock Creek, scheduled to begin Spring of 2024.
 - 2) Washington County Sheriff's Office — Scott will ask if someone can come lead a discussion about crime and safety tips.

Elections—the following members and positions are up for re-election in 2025:

- 1) President
- 2) Vice President
- 3) Social Chair
- 4) Webmaster (as standalone position). Need a new site and owner for comms from HOA, including Next Door posts.

The 2-year commitment is designed so that not all positions are needing to be filled and up for re-election all at once, so the board retains history.

Discussion around generating more interest in getting new board members. Will reach out to neighbors to see if there's interest.

- AGM Communications:
 - Board agreed to start communicating about the upcoming meeting, as well as the positions up for election and re-election. Will send a neighborhood-wide email from the President stating which positions are up for election, and post on the fliers—encourage people to volunteer for available positions.
 - Scott will create and send the agenda for board's approval.
 - Default agenda: Update from each board member, guest speakers, opens.

New Business/Opens:

- Recent crime in the cul-de-sac, recent car theft on Sickle – open car, stolen
 - How do we communicate out to the neighborhood?
 - Discuss at AGM? Way to follow-up sooner with nearby folks?
 - Graf Meadows does have a Next Door
 - Generate QR code with our Next Door info to subscribe (Dave)
- Early announcement about the need for Webmaster before AGM. Dave send an email with request for Webmaster as dedicated position on the board, which included waive HOA dues.

Meeting concluded – 7:46pm