

MINUTES OF BOARD OF DIRECTS MEETING
GILCREASE HILLS HOMEOWNERS ASSOCIATION

July 13, 2017

Board Attending: Rita Abdul-Kareem, Courtney Cooper, Michael Ware, Dave Beard, Allecia Ratliff, Clarence Tunley, Ted Joseph, and Willie Jeffries Absent: Marthanda Beckworth, Maurico Vann, and Stacy Hardwick.

Non-board attending: Sherry Leslie, Nuyene Warren, Norman Pullen, and Phyllis McElroy.

Called to order at 6:02 by Vice President Michael Ware. Rita took over at 6:15. June Minutes were reviewed and approved.

Committee Reports – No committees met.

Covenants Report was made by Manager Willie: Of 18 covenant complaints, 7 were about “illegal street parking”, 5 were about lots needing mowed, and 3 were about dumping.

Financial Reports – given by Manager Jeffries. Copies of the budget expenditures and the check list were given to each person for review. In summary, around \$16,000 was spent on Maintenance, \$5000 on Facilities and Events, and \$7000 was spent on pools.

Ted Joseph recommended we consider this policy for next year: If a homeowner pays a year’s dues in full in January, one month is for free. This has been done in the past, but not for the last few years. Would it benefit the Association? Discussion followed but no action taken yet.

Manager’s Report -- **Grass cutting**, tree and bush trimming and clean up are dominant this season. Board asked for more maintenance on Union hill, more cutting and a tree limp cleanup. **Pools are being** well used and kept clear and safe. Rita has begun to lead Water Aerobics for the summer on Tues., Weds. And Thurs. at 8 :30AM. **Air Conditioning** needs repair for the party room. Only 30 homeowners have signed on to the **new website: gilcreasehillshoa.com**. Board made these Suggestions to get more to sign up: Put a sign on the clubhouse door about it, email everyone to sign on and put a paragraph in the Echoes, record a message about it on the answering machine.

Items for Discussion: Discussion on the final four items presented by the neighborhood meetings last summer.

#7 Speed bumps. Mostly needed at the school, but we prefer having a TPD park and ticket here for a few days, and put up signs about school speed limits and their fines.

#8 Pool areas need to be free of drug crime and usage. Done.

#9 Enforcement of special rules for renting out one's house. Manager reported about 65 rentals are in the neighborhood. We can't make special rules but we are enforcing our rules with every homeowner, even those who rent out.

#10 Car paid for use of the staff costs too much. It was suggested we get rid of it. Board feels it is needed for staff to carry out their duties. A less expensive car was selected several months ago.

Items for Action: One of the two air conditioning units that were put in 1988 is giving out and needs replacement or repair. Three choices were presented of how to handle it, and discussion followed. A motion was made by Allecia Ratliff to purchase a new air conditioner for \$7,800 by Airco Service, Inc. Dave Beard seconded, motion carried. Manager will try and get in put in before the weekend.

The Nominating Committee will have their first meeting in August, so the names of the members were read and two Board Members volunteered to meet with them: Allecia Ratliff and Stacy Hardwick (volunteered in absentia). The committee is to find candidates for West Oakwood, West Saddleback, East Saddleback, the Townhomes, and Remington Villages.

Open Floor Discussion: No comments from the 4 homeowners.

Adjourned 7:10 by Rita.