

MINUTES OF BOARD OF DIRECTS MEETING
GILCREASE HILLS HOMEOWNERS ASSOCIATION

JUNE 8, 2017

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

Other Homeowners Attending: Sherry Leslie, Millard House, Jacquelyn House, Millard Jones, Princess Jones, Lee Cornish, David Beard, Nuyene Vann, and Phyllis McElroy.

Called to order at 6:02 by President Rita. Minutes were reviewed and approved in a motion by Marthanda and seconded by Courtney.

Committee Reports Personnel Committee met June 1 with 4 homeowners and Manager Willie. They discussed adding a comment to the Personnel Policies and Procedures Manual regarding applicants for the jobs of Manager and Bookkeeper. Some homeowners do not want a homeowner to fill either job, and some homeowners do want a homeowner to be in either of those jobs.

The Committee recommended a sentence be added to the Manual saying that " In order to avoid any potential conflict of interest and avoid even the appearance of impropriety, It shall be the preference of the Association that homeowners should not be employed as either the manager of the Association or the bookkeeper of the Association ." The BOD agree that it is reasonable, logical, and legal to prefer a non-homeowner for those two positions, but qualified applications from homeowners will be considered seriously. A homeowner will not be prohibited from these two positions.

There was a long discussion among the Board members of the pros and cons, and Courtney Cooper made the motion to add this to the Manual: That a homeowner will be considered for the two jobs, will not be prohibited if qualified, but a preference will be to a non-homeowner and resident. Maurico Vann seconded and the vote was 6 in favor, and 3 opposed.

A written report of the Personnel Committee meeting was distributed. (Attached)

Finance Committee met June 1 with 4 homeowners and Manager Willie. They discussed the budget figures of the last two years and this year, and then focused in on costs and fees of the Clubhouse Party Room. They recommend a \$50 non-refundable reservation fee be added, and this required paid when the reservation is made. Manager Willie added that if passed, the fee should not be enforced until October 1 parties, thereby not on the parties already booked. Motion was made by Marthanda that a \$50 non-refundable reservation fee be required at time of reserving the room, and to come into effect October 1. Allecia seconded, and motion passed unanimously.

A written report of the Finance Committee meeting was distributed. (attached)

Covenants Report was made by Manager Willie: Dumping on public spots was the most frequent violation request, and seconded was cars parked on the street. Follow up was accomplished. Police were called on June 1 at 9:00 pm due to a family climbing the fence into Oakwood Pool.

Financial Report was made by Treasurer Stacy: All expenditures for May were examined by Stacy and one other Board member. May "Maintenance" category is higher than the earlier months – up to over \$14,000 – because of hiring extra grass crew, and repairing the tractor/mower. Pool repair, chemicals, house repairs, and utilities (water, electricity) was also higher at over \$2,000 in May, and will continue to rise with the costs of the lifeguards. Lists of costs and income reports were given to each Board member.

Manager Report made by Willie: Staff is busy due to mowing and dumping cleanup. There are 4 full time men in the crew for the summer. A daily schedule is being set and crew work is checked after completion. Four lifeguards are hired and others on standby in case. Any homeowner who sees dumping, or people trespassing into the pools after hours should phone the police. Also, the Traffic Division will monitor an area if speeding cars, or abandoned cars are reported by homeowners.

Items for Discussion: The "Top Ten" List is being discussed 2 items per month, and this month is was

#5 -- Updating the waterfall, ponds, signage and rebranding. Establishing neighborhood clean-up days with dumpsters. Beautify, mow the common areas.

Discussion included satisfaction with the new plantings, keeping the waterfall, clubhouse, ponds, trails being beautiful, and mowing being done as well as weather allows. New signs were not wanted, ponds might need additional weeding, and adding a table or benches at the ponds was brought up. Cleanup Day was not successful in the past, several board members remembered. Getting a big trash trailer from the city has caused rapid dumping from all over town. Cleanup Day will be passed to the Social and Recreation Committee to talk about, but Board doesn't want one in the heat of summer.

Item #6 -- Use a collection agency for dues collection -- is already being done.

Items for Action: None

Open Floor Discussion: 3 Homeowners spoke on these items:

- 1.. against tables or benches at the ponds, saying it would result in trash.
2. complained about fishing people parking on Union.
3. complained about the passage of the Personnel addition before the homeowners had discussed it with the Board.
4. One asked if she could attend the committee meetings without being a volunteer on the committee.

Adjourned 7:55 pm.