

MINUTES OF BOARD MEETING
January 23, 2020, 4:00 pm
Granite Shoals Fire Station

Attendance: All Board members present plus several property owners

The meeting was called to order at 4:01 pm

Correct/Approve minutes: Motion by Ed Talley to approve minutes, seconded by Betsy Watson; all approved.

Treasurer's Report: The Treasurer provided a written copy to all Board Members. The President gave a verbal summary for the benefit of property owners in attendance. A motion was made by Betsy Watson and seconded by Jill Respass to approve the report; all approved.

Committee Report: The violations committee submitted property addresses which they recommended by reviewed by the Board. Those issues were taken up in Executive Session.

OLD BUSINESS

Boat Ramp: Work on the boat ramp has been completed by G&C Docks and the President was thanked for overseeing this project.

Neighborhood Cleanup: The Secretary reiterated that the project would be a volunteer effort to assist cleanup for property owners who request assistance.

POA Website: This discussion was tabled until further information can be obtained by the President concerning options going forward.

Review of Bylaws and Voting Procedures: The Secretary suggested that the Board meet monthly instead of quarterly so that there can be more coordinated effort regarding what changes are necessary. There was no general agreement on that suggestion, and it was decided that meetings could be called as needed.

Bylaws issues: It was noted that some RV's are parked on otherwise vacant lots and a discussion was had over whether or not occasional use of these RV's by owners is equivalent to calling them a permanent residence. The bylaws are silent on this issue and clarification would be helpful.

Voting procedures: The president announced that he was in receipt of nine postmarked ballot submissions for three Board vacancies that will occur at the end of the summer. The President stated that these new ballots should be accepted by order of postmark as has been done previously. Concern was expressed that some property

owners who might have been interested in running for the Board would be shut out of the process. New voting procedures that are under review will need to address this matter.

Record keeping: At the last Board meeting in October, it was suggested that the key to the mailbox should be kept by the Board Secretary who is required by the bylaws to manage correspondence. This suggestion was met with great resistance so the matter was tabled to the current meeting. The suggestion to transfer the mailbox key to the Secretary was tabled indefinitely.

NEW BUSINESS

Dredging: Some residents on the 136B canal have mentioned problems with silt buildup especially at the mouth of the canal. Jill Respass moved and Ed Talley seconded a move to get a long-term evaluation of canal maintenance. All approved. Annette Long volunteered to coordinate the project.

Quickbooks Software Purchase: The Treasurer has been using a 2013 version of Quickbooks that is no longer supported. She recommended purchase of the updated version at an anticipated expense of about \$250. Ed Talley moved and Karen Oustad seconded; all approved.

Dunagan Architectural Review: All approved

Community Participation: Discussed as part of neighborhood cleanup, above.

Construction extension: Carla Capps requested an extension of her construction deadline to complete the boat slip on lot 18. All approved an extension to February 29, 2020.

The public portion of the meeting ended at 4:40 pm and the Board went into Executive Session to discuss property specific violations.

EXECUTIVE SESSION

Thirteen properties were discussed with regard to violations of bylaws, seven of which concerned excess vegetation. By and large, it appears that informal contact with property owners is producing willing compliance, thereby negating the need for formal notices.

An email to the board questioned whether there were owners in violation of short-term rental restrictions and how enforcement might be achieved. No one was aware of any such violations.

Liens were filed on properties for non-payment of dues.

A discussion was had with regard to travel trailers, and whether or not their weekend use classifies them as “permanent” residences. There was no agreement on the issue. Absent a change to the bylaws, no enforcement action can be taken; informal discussion with owners will be undertaken.

The meeting adjourned at 5:45 pm