

GRIFFIN PARK OWNERS ASSOCIATION
Annual Meeting Minutes
June 16, 2020

1. CALL TO ORDER

President Brent Dixon called the meeting to order at 7:00 p.m.

2. ATTENDEES

A. Board Members

Brent Dixon, President
Jay Bridwell, Vice President
Garrick Mueller, Treasurer
Chris Wilson, Secretary
Ismat Esrar, Board Member

B. Others Present

Max Nowakowski, Jones Property Law
Carrie Shockley, The Property Center
Kendall Heisler, The Property Center

C. Resident Attendees

42 residents registered to attend
24 were in attendance

3. PROOF OF NOTICE OF MEETING

*See Power Point Presentation

4. REPORTS OF OFFICERS

Financial Update: The Board was able to set aside money from 2019, combined with a projected positive cash flow in 2020, to implement a significant number of improvements. The 2019 results included the cost of 3 initiatives—Griffin Park tree trimming, the cost of a new keycard system for the clubhouse and pool, and Christmas lights along Griffin Park Blvd.

We showed a breakout of how a resident's dues helps support the various expense categories in the neighborhood.

With regard to 2020 improvements, the largest expense was the re-paving of the walking trail. With some maintenance every 2-4 years this trail should be able to last the neighborhood a long time. Also the Board is pleased that we have been able to set aside a reserve fund which currently sits at \$10,000. This fund will help in the event of a major, unexpected expense like the pool equipment, the clubhouse air conditioner, or a roof issue, for example.

5. REPORTS OF COMMITTEES

*See Power Point Presentation

6. UPDATE FROM THE PROPERTY CENTER

A. New community site launching in July.

7. REVIEW OF PRELIMINARY RESULTS FROM THE CC&R AMENDMENT VOTE

A. All proposed amendments have received a vote of 'Yes' from a majority of respondents.

To date only 113 residents have responded. The Board has decided to extend the vote through

July 31st. Legal counsel has advised The Board to immediately implement the following amendments from the vote as safety laws: 7.7, 7.10a, 7.10b, 7.14, 7.28.

8. Q&A

The following topics and questions were submitted for discussion:

- A. Allowing guests at pool and opening up Clubhouse reservations
- B. Storage buildings
- C. Upkeep of dormers and gables (stains, etc.)
- D. Community trash cans
- E. Yard and lawn upkeep
- F. Dead tree removal
- G. Turtle traps
- H. Concern over renters
- I. Community improvement projects plan

9. MEETING ADJOURNED

The meeting was adjourned at 8:25 pm