

Minutes: Griffin Park/Griffin Gate HOA Annual Meeting

Meeting notes: 28 residents attended the 6/7/22 Annual Meeting of the Griffin Park/Griffin Gate HOA. In addition, the meeting was supported by Misty McCorvey of The Property Center, our HOA Manager and Max Nowakowski from Jones Property Law, our attorney. The presentation has been uploaded to the GPHOA web site and is available to all residents.

1. Number of Board Members: Joseph Brevetti read the CC&R's and the CC&R's do not appear to give the Board the ability to increase the number of members beyond 7. Further research found wording in the by-laws that may allow it. Asked Max for his opinion. If further analysis concludes we are limited to 7, we will ask 2 of the members to be reserve members in our July organizational meeting.
2. Swimming Pool rules: Current rules state that children through age 14 may swim if accompanied by an adult. The board will research addition of a rule which states that a "minor" guest may be allowed only if accompanied by an adult who is a resident. We must adopt pool hours limits based on age. Action: Revised pool rules to be circulated for discussion.
3. Neighborhood Security: We have had incidents of youths misbehaving at the pool, and other areas within the neighborhood. There is support for creating a Neighborhood Watch Group which will include a list of residents who could be on call to help with situations that develop, as well as to provide visible evidence of residents on patrol driving through the neighborhood. Brent Dixon and John Aylor agreed to help the Board respond to this need. The advice from Max Nowakowski is to call Police when misbehavior is from non-residents who are trespassing on our property.
4. Clubhouse security: We have several problems:
 - a. Interlocks on front and pool gate doors are unreliable. Action – find reliable replacements, ideally without requiring new keycards.
 - b. Side doors of clubhouse are being left unlocked. Deadbolts with double cylinder locks that require a key have been installed on the exterior doors.
 - c. Proposed pool rules put suggest limited hours of pool operation. This would require a new magnetic lock on the back door and reprogramming of the access times (pending review of revised rules).
5. Residents are unhappy with the "white painted brick" on 2 houses and want to know if there was Building Committee approval for these changes. The Building Committee did not approve the changes, and the Board did not approve the changes. Residents demand that the Board take action to remedy the situation so that violations are addressed in conformance with the CC&R's.
Action: The Board will work with our attorney to consider what action should be taken.
6. Residents are unhappy with the "white-washed brick" on 1 house. The Building Committee did approve the white-washed brick based on photos provided by the owner. The contractor did not meet the requirements of the owner and the result is not satisfactory to the Building Committee. The Board will work with our attorney to consider what action should be taken.
7. Major improvements to the neighborhood: Residents suggest that the board create a spreadsheet with probable expenses to be incurred versus time and utilize it to create a reserve that will accommodate these expenses. Action: Board
8. Some of the issues discussed are related to the increasing number of homes being purchased for rental in the neighborhood. The Board should consider this trend and work with our attorney to consider changes to the CC&R's or By-Laws that require that new owners reside in their property.