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# GVR HOA MEETING MINUTES

12 May 2025

Perry House

7:03pm - 8pm

Brad Perry, President

Weldon Shaver, Vice President

Steve Miller, Neighborhood Watch

Jeff Lawrence, Financials

Aubree Shurtz, Covenant Committee

Mario Villagomez, Assistant Covenant Committee

Amber Perry, Secretary and Social Committee

**VISITORS: Ronnie and Penny Husbands**

## MEETING MINUTES FROM APRIL

Read in the minutes. Motion to approve by Steve, seconded by Jeff.

## HUSBANDS CONCERNS

The Husbands came in to talk about the xerescape changes they were implementing to get approval. They had begun earlier in the month without informing the HOA, so Brad Perry stopped by to talk to them and ask that they come and present the changes for approval. They talked about only xerescaping one side, and keeping the side adjoining Ray Bernier in grass. They want to put creeping myrtle in where the rocks are to be a weed deterrent and add color to the rock/xerescaping.

Discussion ensued, the plans for the Husbands were approved as presented, with Amber Perry being the motion to accept and Aubree Shurtz as the second.

## FINANCIAL REPORT

- I. 39,979.77 in account, with 10,245.13 in the CD.
- II. One check written out to Republic Services for 7,352.86.
- III. One house still outstanding for dues. 5740 Flag, Lael and Brookie Stander. Brad will talk to them again to see that it gets paid.
- IV. Need to write two checks for insurance.
  - A. 3185 for Property Insurance
  - B. 292 for Directors Insurance

Financials accepted as presented with a motion to accept by Weldon and seconded by Aubree.

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## HUSBANDS

- I. Covenant Committee
  - A. 5630 Flag - Trailer out front that needs to be moved.
  - B. 5645 Mule Deer - Zane and Janelle? Have weeds going crazy. Aubree and Amber talked to them one day and then Amber and Brad stopped by to clarify some things. Nice couple, just moved in and weren't told by their landlord that they had to do any of this. Were given until the middle of June to comply.
  - C. 5710 Flag - Weeds going crazy and one side of their lawn out front completely dead. The renters have tried to talk to the landlord but haven't received a response. They paid for weed killer themselves to try and keep in compliance. They are working on the dead lawn.
- II. Open Business
  - A. There is concern among members of the HOA that we don't have a clear path for what to do when homeowners are in noncompliance. Aubree mentioned that we should be talking to the homeowners themselves, since the renters are usually the ones in noncompliance, and then to the renters. Jeff opined that we are doing the property managers job and that they, the property managers, are the ones supposed to be keeping the renters in compliance.
  - B. It was mentioned that we need to start being more aggressive talking to the owners and getting these items taken care of sooner.
  - C. Biggest problem mentioned was that the renters don't stay in compliance and we don't always know who the landlord is or who the property managers (hereafter PM) are.
  - D. We need to figure out who the PM are and talk straight to them. And make sure that when new renters move in they are given a copy of the CC&R's, even if just an abbreviated one, so that they are aware of their responsibilities as renters. If there are compliance problems the PM should be take care of it.
  - E. The question was posed, Why don't we just skip straight to the owner? Where does the buck stop? Ultimately it is the owner that needs to make sure his property stays in compliance. It was mentioned that when we have skipped past the PM the owner just directs us back to them.
  - F. Another question was posed, Why not just put liens on the houses in noncompliance? That gets tricky with the new legislation that has come down. Now we need to go to court to put a lien on their houses. So then we have to pay attorney's

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fees. And we are only allowed to put a lien on the house for the amount of the fees incurred. No reimbursement for attorney fees. That gets expensive fast and we'll soon overrun our budget.

- G. An idea was presented that we should try to build a good relationship with the PM. And work closely with the homeowners.
- H. Brad said we should start a spreadsheet with the names of renters, homeowners and PM with contact info for them all so that we can start going about this in an orderly manner and in the right order.
- I. It was mentioned that in the rental agreement it should say who is responsible for lawn management, which is usually the renter.
- J. It was mentioned that we do have a process in place for noncompliance and it's right in the CC&R's.
  - 1. Bring it up in monthly meeting.
  - 2. Send a friendly email to homeowner/PM
  - 3. Send a second email mentioning a "formal process" to ensue should the noncompliance continue.
  - 4. Bring it up at the next meeting.
  - 5. Send a certified letter to the homeowner
  - 6. At the next meeting talk about fines/liens.

## **ACTION ITEMS**

Brad - Create spreadsheet for PM and Homeowners

Amber - Pick a date to clean up Centennial. Send out an email to invite homeowners. Have Jay add it to the newsletter. Get bids for fixing fence.

## **OTHER ITEMS**

5680 Astoria has an extra bill from Republic Services.

Along with the weeds on Centennial there are voles killing the plants as well.

Need to order new checks. Decided to wait until after we change the PO Box later this year.

Motion to adjourn by Weldon and seconded by Aubree.