

Grand Haven Master Association, Inc.
Board of Directors Meeting
October 23rd, 2009

Call to Order

The meeting was called to order at 2:00 p.m.

Roll Call – Establish Quorum

Members Present: Kenny O'Connor, Ray Smith, Roy Search, Robert Witty

Members Absent: Gen. Wil Hessert

Others Present: Troy Railsback – Southern States Management Group

Members' sign-in sheet is located in Association Meeting File

A quorum was established.

Approval of Minutes

The Board approved the August 20th 2009 meeting minutes as written.

Committee Reports

Community Manager – SSMG

There was discussion about the success of the Lake Bank Maintenance project. Additional conversation included the status of the properties in the foreclosure, and those with liens.

Finance Report - Ray Smith

Mr. Smith reported on the status of Association finances.

Communications - Ray Smith

The next newsletter will be out in December. A suggestion was made to include an article in the next Oak Tree about not blowing yard clippings into the lakes.

Action Item List Review - SSMG

There was conversation regarding the status of six lots in North Park Estates. A recommendation will be made after a fact sheet is established. Responsibility of retention pond bulkheads was discussed. The Board debated the most beneficial course of action for properties with expiring liens, and those being sold at auction. There was discussion regarding doubtful accounts receivable.

Unfinished Business

Areas with sod damage were re-inspected, and damaged areas will be addressed accordingly. Properties that are not irrigating properly will be sent a violation letter. The Board discussed the inability to remove stains from sidewalks within Riverwalk Village. Despite the efforts of SSMG and further investigation by two Board members, no acceptable remedy had been identified and the Board considered this subject closed.

New Business

Mr. Railsback asked the Board to consider repainting the River Club buildings.

On Motion by Robert Witty, seconded by Ray Smith, with all in favor the Board voted to secure two more bids, for a total of three bids, for the painting of the River Club.

Focus of estimates was to be getting comparable bids - i.e. equal or same paint and preparation of buildings. Bids to be available within two weeks with a special meeting called for review, selection and adoption.

There was discussion pertaining to the 2010 Budgets, which will be adopted at the November meeting.

Each budget and the variances from the 2009 budgets were reviewed. Comments and/or questions from the audience regarding each budget were received, discussed and considered.

Further dialogue concerned the condition of the lawns in Linkside, and water cost and usage. As well as reducing the cost of insurance coverage for the Crossings pool.

On Motion by Robert Witty, seconded by Ray Smith, with all in favor, the Board voted to consider new training requirements for newly elected Board members. Requirements will be as follows:

1. **Master Association scope, statutory regulations, by-laws, Fine Committee, and Robert's Rules.**
2. **Meeting with the property manager on enforcement procedures and general office procedures, including liens, attorney information, and PLM, also to include a community violation ride through.**
3. **Meeting with the Treasurer on financial statements and budgeting process.**
4. **Attending two ADC meetings**
5. **Meet with Brandy on ADC procedure, including a visit to the storage unit.**
6. **Review an annual calendar concerning budget, election, and performance reviews.**
7. **Discussion of Board assignments: ADC, Legal, PLM, and Communications.**

This training should be done as soon as possible after the election and be finished before the regularly scheduled Board meeting in February.

Adjournment

The meeting was adjourned at 4:23 p.m.

Audience Comments

N/A