

Grandin Lake Shores Association

July 2025

MINUTES

Date: 7/07/2025

Time: 7pm

Board members in attendance

Troy Weaver, Karen McCarthy, Theresa Wilson, Scott Duever, Nichole Chauncey and Carole Doswell

Approval of Minutes

The minutes for June were read, motion was made to accept by Karen and seconded by Scott. Motion carried unanimously.

Treasury Report

The Treasury's report was read, motion was made to accept by Karen and seconded by Nichole. Motion carried unanimously.

Executive Committee

Nothing to report

Custodial/ Maintenance

Paint complete and soffits are repaired. (Came in at 250 less than quoted as well.) Mini split ac unit 24K BTU quote was \$3800, and 14 K BTU window unit quote was \$600. Karen made a motion to purchase window unit, Nichole seconded, motion carried unanimously. Troy will measure the square footage this evening.

Hall Use

Newest rentals- Carrie Benton July 19th. Glenda cancelled for July 12th

Neighborhood Watch

The four wheelers still out and a lot of people at swim area on Sundays lately. Not sure members or not but once lock installed, it will keep nonmembers out. Contractor dumped debris from lot clean out, and damaged trees on others property. Troy called sheriff's office on behalf of the property owner since they do not live here. They basically said sorry, the victim needs to call. The Sheriff's office did say could call Agriculture deputy. Have not heard back and contractor still has not cleaned up fully.

Welcoming committee

Nothing to report

Yard of the month

Jean Reed at 411 Holiday

Activities and Events

Coffee club turn out lower this month due to the 4th. Ice cream social Saturday August 2nd starting at 2 pm. Ice cream provided, bring favorite toppings.

Governing Documents

Troy found a site for 4-hour continuing education recommended for Directors and Treasurer. Cost is 29.99 per person. Scott made motion for GLSA to pay for the continuing education. Karen seconded, motion carried unanimously. Carole reported she has finished her new board member training.

The Governing Documents committee is requesting to seek help from an HOA attorney for some questions/issues that have arisen and were discussed at the Gov Doc meeting on June 12th. This will help to ensure we stay in compliance. Theresa made a motion to take these concerns to Attorney. Scott seconded and motion carried unanimously.

Unfinished Business

Boat ramp driveway liability issue on private use of ramp property as a personal driveway - The signing of a liability waiver drafted by the attorney is a viable option. It would include a stipulation that part of the agreement would be the fence the owner removed would be replaced and he would also pay the attorney fees. Discussion followed. Theresa made a motion to move forward with this option. Karen seconded and motion carried unanimously.

New Business

2025 property taxes – appraiser removed our recreational classification. Estimates taxes to go between 6k and 8k. Tax will be for residential lake front??? New appraiser is Clay Davis 386 329 0286. Maybe look at special assessments to cover? Sell more property? Troy will request a meeting with the Board Assessment Committee.

Input from members

A member asked if the HOA was a 501 (non- profit) and the answer is no. It was suggested we could investigate creating an LLC?

It was also asked about dogs at swim area. May need to call the county as animal control seems unhelpful.

Motion to adjourn was made by Theresa and seconded by Scott.

Next Meeting August 4th 2025