

Minutes for the Board of Directors Meeting  
Graeagle Meadows Homeowners Association  
Friday, June 23, 2023 (approved 08-18-2023)

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**I. Call to order and Roll Call**

A regular meeting of the Board of Directors for the Graeagle Meadows Homeowners Association was held on Friday, June 23, 2023, beginning at 10:00 a.m. pursuant to the written Notice of Meetings. The meeting was conducted via ZOOM teleconference. Board members Dianne Buckhout, Larry Ferderber, Bob Markoja, Will Dickinson, Carey Castagnoli, Jim Hunting and Mike Curran were present on the call. Chad Simas, Operations Manager and Joleen Cline, Manager representing Cline and Associates were on the call as well as 10 association members. Joleen Cline served as recording secretary. Larry Ferderber called the meeting to order at 10:07 a.m.

**II. Approval of Minutes: From May 19, 2023, for both Board and the Executive Meetings**

*After review, upon motion duly made, seconded and unanimously carried, the minutes of the May 19, 2023, meetings were approved as submitted.*

**III. Committee Reports**

**A. Administrative - Dianne**

**1. New/Other Administrative items**

No report

**2. Use of Carport electrical power by EV's for charging batteries**

This item was taken out of order with the discussion at the end of the meeting. Carey reported she had a conversation with Dave Hamlin regarding Electric Vehicles and the potential to install charging stations. He is interested in the discussion regarding installing a charging station in one of the two parking spaces that he currently has near his office.

Carey feels it is a great option with minimal expense to the meadows. Dave told Carey this year, he has had over 20 calls regarding whether or not there are charging stations available at the meadows. Carey reported we would most likely want to have a fast-charging option.

Mike Curran reported it can cost anywhere from \$75,000 to over \$100,000 to install a station that can accept credit or debit cards.

Dianne reported she contacted PSREC and currently, with the carports, the association is being charged .19 per kilowatt hour. The electrical infrastructure at the Meadows was installed in the 1970s. It was never a consideration of the developer that people would be charging EVs. The cost for charging an electric vehicle can be anywhere from 180 – 260 per month and having several cars charging at the same time could overload our current electrical system.

Carey reported when they completed the remodel on their home, they had to update all the electrical on the house because the wiring was old and out of date. Dianne reported she faced challenges when Ron required medical assistance devices that needed more electricity than the current wiring load could provide.

Will reported we need to move in the direction to have an alternative for people.

Mike believes there are commercial companies that manage and operate the station after the owner of the property pays for the installation.

Will suggested the Board put together a working group to investigate this issue. Carey reported she would reach out to the Lodge at Whitehawk and ask about the station they had installed.

Dianne and Jim Hunting volunteered to serve on a committee to investigate options for EV charging. Joleen suggested that the committee members meet with the association attorney for a legal opinion.

Dianne asked that we ask members respectfully that they please do not use the carport to charge cars due to the risk of fire or electrical system overload due to old wiring and old infrastructure.

## **B. Finance – Will**

### **1. New/Other financial item**

none

### **2. Review 2023 revisions to the 2023 Operating and Reserve budgets. Discuss and vote.**

Will provided a budget revision proposal to the Board. With regard to the Operating account and budget, a number of adjustments were recommended, with the largest being adding \$26,500 for insurance. After adjustments in the other areas, Will suggested that we reduce the contribution to reserves by \$28,361. Will reported with regard to the reserve fund, that the balance at the end of the year 2022 was \$40,000 higher than he originally projected. The HOA also is collecting funds from the Special Assessment and will earn more interest than expected. All expenses for the current sewer project have been moved forward into 2023, and \$33,000 added to the budget for purchase of a generator.

Will reported with regard to the reserve fund, the balance at the end of the year was \$40,000 higher than he originally projected. He suggested the Board approve an adjustment to the amount that would be contributed to reserves this year in order to balance the budget. He included the special assessment and the interest that the reserve account will be earning this year in his proposed revised budget.

*After review, upon motion duly made, seconded and unanimously carried, the Board approved the revised 2023 budget as recommended (attached).*

### **3. Purchase a trailer mounted generator to provide back-up power to lift station 2 for a price not to exceed \$33,000.00 Discuss and vote**

Will reported he has 1 quote so far and he will be looking for others.

*After review, upon motion duly made, seconded and unanimously carried, the Board approved the expenditure, not to exceed \$33,000.00 to purchase a trailer mounted generator.*

The Board discussed opportunities to invest reserve funds to take advantage of current interest rates.

*After review, upon motion duly made, seconded and unanimously carried, the Board gave authorization to Reinvest \$249,000 for the term of 1 month.*

### **4. Sewer/Septic Project Status**

Will reported the association may change from a SCADA system to a less expensive auto dialer system. The cost of the SCATA system has continued to change throughout the planning of the project. The SCATA system tells you how many gallons you are pumping, etc. as well as detail about where a system malfunction is happening. We would get less detailed information from the auto dialer system; however, it would still alert us if the system was malfunctioning.

**C. Operations – Darin O’Kelley, Operations Chairperson**

**1. New/Other maintenance items**

Darin reported our staff have had to knock on doors to ask folks to move cars so that the blacktop could be treated.

The longer we allow the slurry coat to cure, the better result we will have.

**2. Roadway Status**

See C.1. above.

**D. Architectural Review - Dianne**

**1. New/Other ARC committee items**

Dianne reported we have one homeowner wanting to change the lighting on their porch and that application was approved.

**E. Data Base – Carey**

Carey reported she is working on updating the database with ARC projects that have been completed since February.

**F. Safety/Firewise – Bob Markoja**

**1. Safety and Firewise update**

No report

**2. Tree Budget for 2023. Discuss and vote.**

no report – no change

**G. Rental – Mike**

**1. Rental committee update**

Mike reported the rental committee has been discussing how to promote the guidelines that went out to the community last week. With regard to signs stating quiet hours, is trying to look at this from the perspective of how to best message the requirements for quiet hours. If the recommendation is to put up roadside signage this would include what would they look like, what would they say and where would they be located.

Will agreed that we do have quite a few signs, but quiet hours are a priority for him. Other signs could be removed if necessary. Last night Will had 12 golfers talking loudly on the back patio of their rental unit. Fortunately, the gathering broke up early due to the rain. Negative impacts from renters not acknowledging quiet hours are a continuing concern throughout the Meadows.

Carey reported she is updating the dumpster signs. She also walked with Chad and identified placement for the cameras to try to reduce outside people dumping trash within Graeagle Meadows.

Carey reported she will provide the list of rental managers who are responsible for the units so that Board members do not find themselves in the position of having to confront tenants in person.

Joleen reported on “rules of enjoyment” that have been adopted by neighboring communities. Members as well as visitors have a right to peaceful enjoyment of their property.

**VI. Homeowners Open Forum – non eligible for voting**

No report

**VII. Adjourn**

*After review, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 11:34 am*