

**THE GRANDE AT RANCOCAS CREEK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MINUTES
February 4, 2025**

I. The February 4, 2025, meeting of the Grande at Rancocas Creek Condominium Association Board of Directors was called to order at 7:02 pm by Board President Chuck Stahl

Board members present: Chuck Stahl, Lynda Lyons, Kathy Burke and Ryan O'Dwyer

Also present: Melissa Errickson & Amanda Insley, Pin Oak Community Management, LLC,
Sign in Sheet Attached with Residents Present Listed

II. General Business

- A. Approve Previous Month's Meeting Minutes – Kathy made a motion to approve the minutes of the November 5, 2024, meeting as presented, Lynda 2nd, All in Favor
- B. Financial Report – Melissa read the financial report to the members present. As of January 30, 2025, there was \$59,603.54 in operating account, \$106,023.96 in reserve account for a total cash position of \$165,820.72.

III. Old Business-

- A. Dog Clean up issues- It has been reported to management that there are several areas of concern with dog feces. Both Berm areas, between buildings 125-136 and 137-148 and by 161. It was discussed to have a cleanup 2 times per month by the porter company. Management sent out a letter regarding what the cost would be for to have the cleanup done, and regarding registering pets. The board tabled having the cleanup done for now to see if the letter changes anything.
- B. Reserve Study- Melissa is obtaining quotes for the reserve study that must be completed.

IV. New Business –

- A. Install of cameras in 135 Natalie- Homeowner requested to install cameras by windows looking out to the parking lot. Homeowner agreed to sign document giving the association access to the footage. The board approved this. Kathy Motioned, Lynda 2nd, All in Favor.
- B. Snow Removal- Melissa discussed snow removal and where it stands to date with what was budgeted for 2025.
- C. Open Board Seat Appointment- Melissa explained there is now an open board seat due to member stepping down. She discussed the process the board will take to fill the open space.

V. Open Forum -

- A. Residents expressed their concern regarding dog feces issues and what will take place if things do not change. Residents do not agree with all the residents being charged if dog feces cleanup having been added to the budget.

Being no other business, the open portion of the meeting was adjourned at 8:08 pm.

Respectfully submitted,
Melissa Errickson, Manager