

THE GRANDE AT RANCOCAS CREEK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MINUTES
September 5, 2023

I. The September 5, 2023, meeting of the Grande at Rancocas Creek Condominium Association Board of Directors was called to order at 7:00 pm by Board President Bob Cheeseman

Board members present: Anna Marie Vasta, Maripat Loprete, Kathy Burke, Bob Cheeseman

Board member absent: Chuck Stahl

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 – AnnMarie made a motion to approve the minutes of the June 6, 2023, meeting as presented, Maripat 2nd, all in favor.
- B. Financial Report – Melissa read the financial report to the members present. As of August 30, 2023, there was \$437,980.74 in operating account, \$134,983.14 in reserve account for a total cash position of \$573,156.92.

III. Old Business-

- A. Parking Lot Repairs & Restriping – The parking lot project was completed. All areas that were concerned about becoming potholes were patched and any cracks that could be filled were along with seal coating, line striping & numbering.
- B. Carpet for Stairwells – Melissa presented 2 bids that were received for the stairwell carpet project and was still waiting for a third to be submitted. Kathy motioned to approve the project with the company of the board's choice once the third bid is received if the project does not exceed \$28,000, Bob 2nd the motion, all in favor.

IV. New Business –

- A. Reserve funds transfer from Settlement - The board decided to put the settlement funds in the amount of \$425,000 that were received into a high interest rate Checking Account and CD with Morgan Stanley. The money would be split between the 2 accounts so there will be enough liquid in case of repairs needed sooner the CD maturity date.
- B. Rules & Regulations Updates
 - a. Personal Conduct – Due to some issues that have been brought to the Board's attention, they decided to amend the current Rules and Regulations to include a section on Personal Conduct between residents, contractors & at meetings.
 - b. Parking – There have been a few issues with large trucks parking in the community and blocking parking spaces as well as commercial vehicles parking in the non-approved area.

Maripat motioned to adopt the Personal Conduct addition to the rules as well as the addition of parking of commercial vehicles, blocking spots and updating fining for parking violations, Kathy 2nd, All in favor.

V. Open Forum -

- A. It was stated that there is a broken railing in the stairwell of 129 Natalie. Melissa will put in a work order for repair.
- B. Concerns about residents letting their dogs urinate all over and killing the grass and shrubs.
- C. Community Weeding Day date will be announced for residents to help with the appearance of the community. Notification of it will be sent to the residents and posted around the community regarding it.

Being no other business, the open portion of the meeting was adjourned at 8:15 pm.

Respectfully submitted, Melissa Errickson, Manager