

GMHOA general membership meeting
12/9/2025

Meeting began at 3:32 PM. All board members were present. Barry Lee, Joanne Thomas, Bo Tanner, Mike Pasco, Nancy Roderick, Wendy Kruczak.

Minutes

Bo Read the minutes from the meeting on 11/11/25. Bruce Baitler moved to accept the minutes; Chuck Haxter seconded the motion. A discussion followed. A decision was made to make an amendment to the minutes and re submit them at the meeting on 1/6/2026.

Financials

Mike gave a report on GMHOA financial accounts. He moved some money from savings to checking to pay for luminary supplies. The bank is giving our money back from the hacking incident.

Membership

Wendy gave a report, she expressed the need for GMHOA members to fill out the information on the forms sent in the yearly packet completely. We need the information to keep the data base up to date and accurate. There will be a mailing going out in December.

Street Reps

Community and Lilac South still in need of a street representative. Nancy will have a street rep meeting before Christmas. The new directories are here your street reps have them and are ready to distribute.

Luminaries

The luminary supplies have arrived. I will begin handing them out next week. Date and time will be announced in the digest. We will hand them out from the kitchen in the new clubhouse. Each street needs to send one representative to retrieve the candles and bags for your street.

New Business

1. Barry has written a letter to Eric Zimmerman from Murex. He may consider meeting us half way, ie. A monthly or quarterly pickup.
2. Rates in the compound have gone up over 100% The rate is still one of the best in the area.

3. Kitt McKenzie's new website is awesome. lfeatbonitaterra.com Check it out and let her know what you think. It has activites and clubs including meeting times and dates. It also has a services list, which is no longer posted in any other place.

Elections

We have an election coming up at the next meeting, 1/6/2026 There are 4 vacancies on the current board of directors. We currently have 4 people wanting to fill these positions.

Joanne Thomas

Art Daniels

Mark Markovich

Norma Srock

Joanne asked,

Chairman asked for any other nominations. None were made, nominations were then closed.

Elections will happen at the meeting on Jan. 6, 2026 where the membership will be asked to accept the nominees for positions on the board of directors.

Floor opened for questions and comments:

1. Can the board find out how the change of yearly lot rent is calculated for the people with a P3 prospectus. Only 10% of the park has this kind of lease. Barry will look into this.
2. There is a law suit involving some parks in this state and in others with allegations of collusion. Murex is one of the companies being sued.
3. Why can't the pool be opened while the clubhouse is being remodeled? They are doing electrical work on the south end of the clubhouse which is adjacent to the pool deck.
4. One of four treadmills in the gym is working and both the bike and the rower have been reported as not working correctly.
5. Why are there no ADA approved door entry equipment installed on any of the doors in the new club house? Bo will look into this.
6. Can Century Link and Xfinity remove all of their old wires?

Martha Huber Moved to adjourn the meeting, Norma Reardon seconded the motion, the motion was accepted unanimously. Meeting adjourned at 4:38 PM.

Submitted by Bo Tanner