Madison's Grant HOA Board Meeting Minutes

February 27, 2024

Present:
- Daniel Bogan, President
- Azia Troutman-Logan, Vice President
- Kelli Stull, Board Member
- John Schramm, Green Spaces Coordinator
- Ben Maas, Secretary/Treasurer

Absent:
- Marc Boyer, Architectural Control Committee Member
- John Webb, Architectural Control Committee Member

1. Mr. Bogan commenced the meeting at 6:35pm.

2. A realtor, Randall Byrd, had contacted the HOA about the corner lot on Rahn. Mr. Bogan noted that he had left Mr. Byrd a voicemail stating that he could provide him with the portion of our CCRs pertaining to house design.

3. Discussion of how a further amendment-threshold-lowering vote might take place. The Board discussed going door-to-door when the weather is warmer.

4. Discussion of adjusting the date of the annual meeting to permit more HOA members to attend, possibly in early June.
- Discussion of location: potentially doing the meeting on the south side of the HOA, whether in the southeast corner, by the small pond, or in the dedicated green space.

5. Mr. Bogan updated the Board on the status of the project for improving pond drainage:
- Mr. Bogan has been meeting with Ground Zero Maintenance (GZM). According to GZM, our ponds' drains are near the bottom of the basins. This indicates that they are intended to be detention ponds (ordinarily dry), not retention ponds. That they have held water for years further indicates that these drains have been clogged for years.
- Since work needed to unclog these drains would take place off of HOA property—and specifically on Greene County property—GZM wishes to engage an engineer to formulate plans for unclogging the drains that can then be submitted to Greene County.
- Following the completion of this project, the HOA has the option of leaving such ponds as detention ponds, or of converting them into retention ponds by elevating the drains. If we leave the ponds as detention ponds, we would likely need to de-muck the bottom of the basin and remove the riprap.

6. Ms. Troutman-Logan led discussion of the geese and ducks in and around the ponds. The geese pose a safety risk to walkers-by, and the feces pose a sanitation risk as well.

7. Discussion of the space in the very northwest corner of the HOA, i.e., whether the HOA should take any action for its upkeep.

8. Mr. Schramm gave an update on the dead tree in the north-side green space. He had contacted Trentel's about it in mid-2023 and was told it would be replaced in the fall, but this did not occur. He was then told that Trentel's would aim to replace the three in the spring. Mr. Schramm will follow up on this.

9. Mr. Bogan adjourned the meeting at 8:01pm.