

## HOA Meeting Minutes March 10, 2024

The Meeting was called to order by President Mike Thomas at 7pm.

Those in attendance were President Mike Thomas, Vice President Brian Bonebrake, Treasurer Quinn Gregg, Secretary Debbie Mitchell, and 7 additional Board Members/Residents.

### Highlight's From Tonight's Meeting

Financial: 174 residents have paid their HOA dues. 7 residents are on a payment plan. More payments are expected at pool key pick up.

Pool: We believe that we have a head lifeguard in place. Mike is checking with other lifeguards from last year to see if they will come back this year. Our CPA will be handling the lifeguard's payroll. The first payment to Johnson Pool of \$11,000 is due.

Lawn Care/Greenway: Lawn care has been prepaid for the year. FYI RESIDENTS!!! There are NO vehicles of any kind allowed in the Greenway!!! That includes cars, golf carts, go carts, minibikes, motorcycles, and any other type of motorized vehicle. These vehicles will destroy the grass in the Greenway. Please be respectful!! Follow the rules! Rick Head will be placing a request for Dumpsters from the City. He will let us know when he receives the dates. Spillway cleanup is tentatively set for April 27.

Clubhouse/Tennis Courts: Shield Security will be contacted by Rick Head to obtain estimates for installing updates on our security system. We also need a new front door for the clubhouse, 2 of the toilets need repairs, and the ceiling fans need to be checked to see if they are operating correctly. If there are residents that could help with these repairs, please let the board know. You do not have to pay for the materials, just donate your time to do the repairs. Dennison will be filling in potholes in the parking lot and fixing a waterline that froze. Also, a deep cleaning of the bathrooms will need to be done. We are starting to schedule some Clubhouse rentals.

Social Events: There are no events scheduled at this time.

Homes/Violations: There was discussion on the corner house that had the fire. The owner was contacted about the situation, the city has been contacted, we hope that we will see some action being taken on this home in the near future.

Open Forum: No new business. Robyn will be at the pool key sign up to try and get the number of signatures required by the city to try and get speed humps on North Campbell.

Just a reminder: As the weather gets warmer, lots of kiddos are outside playing. PLEASE remember that the speed limit in our neighborhood is 25!!! Many are driving too fast!!

The meeting was adjourned at 8:05pm

#### Tonight's Agenda

#### Financial Update

- Checking Total: \$80,822
- MM Total: \$39,247
- Expenses YTD: \$18,215
- Overall Receivables:
  - 2024 Dues: 7 arrangements; 174 paid (67%)
  - Mike T to add/remove liens for accounts over \$1000 (21)
- Pool
  - **Initial work being put into the management of lifeguards ourselves. CPA has a program to handle payroll – will likely cost \$100/month for the months needed. Contact being made for a head lifeguard position and flyer will be created for general hiring. Need to talk more with Jeff on the Red Cross certification and staffing documentation. First payment to Jeff due (11k).**
  - Old business: Diving boards: bids to replace the boards will be worked in this off season with the plan to have them done before next Memorial Day.
- Lawn Care / Greenway
  - **20 cut pre-pay executed in late February**
- Clubhouse/Tennis Courts

- **Security updates: Shield Security, per Jeff's recommendation to Willow Brooke for cameras ; get paint to redo the parking lot lines**
- Old business: Tennis court renovation update: plan is to spend a couple hundred dollars to oversee in the spring and call it good. Mike talked with Dennison about filling a few more holes with asphalt as well as potentially submitting bids for replacing the baby pool wall and repaving the entire parking lot/concrete pad for the dumpster.
- Social Events
  - Maybe looking at a spring movie night and food trucks/BBQ.
- Homes / Violations
  -

Open Forum

Hope to see everyone at the April meeting!

Respectively submitted,

Debbie Mitchell, Secretary