

## June HOA Meeting Minutes

Held on June 14, 2020 at the Clubhouse

Those in attendance: Officers: President Mike Thomas, Vice President Brian Bonebrake, Treasurer Quinn Gregg, Secretary Debbie Mitchell

Board Members and Residents in Attendance: Cheryl Edmondson, Ellsa Flores, Jai Pate, Brian Cheney, Norma Sollman, Paul Hlasen, Sarah Leiboritz, Rich Head, Susan Lewis, Chris Weinzerl, John Spotswood, Dustin Wise, Lindsey Mrowinski, Joe Ramler, Bruce & Melinda Jilbert, Tom O'Donnell, Dwayne Dennison, Linda Calcote, Tess Farnan

Meeting Called to order at 7:04pm by President Mike Thomas

Financial Update:

Checking total: \$52,660

MM Total: \$17,334

Assessment Checking Total: \$105,721

Expenses YTD: \$42,333

More payments coming in from homes selling in the Neighborhood and pre-pool key signups. 57 homes with money owed to the association/25 current year only. (78% overall rate/88% =\$350 or less.

Late fees are not being charged due to Covid19.

We going to lose revenue from the swim team. They are practicing at Willow Farms and will move back to our pool when it opens. There are no swim meets scheduled at this time. Our fee for pool use will probably be prorated.

Pool:

We are way behind on completion of the pool. Plaster work to start this week, should take a week, then we pull electrical for lights and start to fill the pool. The concrete set up too fast in the baby pool and will need additional work.

What are we doing about this situation? Much better communication is needed. Contract was signed in November, January & February, some of work staff were ill. March-May, timeline was given, but it seems that something happened every week to throw off the work schedule, but nothing has been resolved. We believe there must be a penalty for not completing work on time. The reno cost is \$145,000. We have paid \$50,000 down, no more monies have been paid to Northland pool.

Brian Cheney made the motion that future contracts have an incentive to finish on time clause included. Motion was seconded by Jai Pate. Vote passed unanimously.

The question was brought up as should we stay with Northland Pool to maintain our pool. This will be discussed at the end of the year, as to staying with them or finding another company to do our maintenance. They have done our maintenance for several years and have been very good to work with.

Pool Warranty: We will not sign off or pay Northland Pool for the renovations until the work is done to our satisfaction.

Baby Pool: edges will have to be redone.

Brian Cheney made the motion to put in writing a list of items that will be under warranty, length of time under warranty and the work is done to our satisfaction before any more payments or the final payments are made to Northland Pool for Renovation or Maintenance, \$0 dollars.

Seconded by Jai Pate. Vote taken, 7 for, 9 against. Motion failed.

Brian Cheney made the motion that on the Renovation, no payment will be made until a list is made of all items under warranty, with the length of time each item is under said warranty, and each item is done to our satisfaction and if said item is incorrect, it will have to be addressed and repaired.

Seconded by Jai Pat. For 21, Against 1.

As of today, Brian Bonebrake has done a walk through and made a detailed list of items we are not satisfied with. Mike Thomas has spoken to Wes from Northland Pool; the warranty list is being put together.

Changes to Pool Rules: When you pick up your new pool card, you will be given a list of the rules that will be followed and the added rules per the health department. Please read these carefully, there are quite a few changes this year due to Covid19.

Diving Board: There will be signs at the diving boards with new rules.

Lawn Care/Greenway: Payment made to Cory for 20 mows.

Spillway cleanup: we will plan to do this in the fall with a city dumpster. Mike will check available dates.

Pool interior clean up: Quinn will organize and let us know the date.

Clubhouse: rentals slower this year due to Covid19.

Covenants, restrictions and Bylaws: Discussion on these subjects tabled until the July meeting.

Open Forum: Need to get newsletter out, may need to add section on shooting BB guns, etc. in green way, cars parked on streets, kids playing in streets. These items will be discussed in July.

Change of due date for annual dues to 2/1 was approved unanimously.

Mike to talk to Dan Fowler about the possibility of getting no parking signs on part of Campbell.

Meeting adjourned at 9:07.

Everyone Please remember, obey the posted speed limits in the neighborhood, there are lots of kids playing outside. Everyone stay healthy and safe!

Respectively Submitted,

Debbie Mitchell, Secretary