

August HOA Meeting Minutes

Held on August 9, 2020 at the Clubhouse

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

Board Members and Residents in Attendance: John & Karen Spottswood, Cheryl Edmondson, Lindsey Mrowinski, Norma Sollman, Jai Pate, Steve Scheerer, Susan Lewis.

President Mike Thomas called the meeting to order at 7:00pm.

Financial Update:

Checking Total: \$109,987 (includes check for \$50k for pool renovation 2nd invoice)

MM Total: \$17,337

Assessment Checking Total: \$49,088

Expenses YTD: \$96,729 (includes \$50k pool renovation)

Receivables picked up with key card signups/pool opening, 47 homes with money owed to the association (14 are 2020 dues only). 82% collection rate.

Mowing/ Greenway: 10 cuts through June, 2 in July, scheduled for 20 cuts a season, hopefully we will come out without extra mows this season.

Spillway Cleanup: Date TBD

Pool:

- Pool opened on Fri, 7/31/20 and has been open daily since. Operations are going well and feedback from those at the pool the first week or so has been

highly positive. No major guard issues reported, and the door latch is being investigated since it is not latching consistently.

- Renovations – Wes did invoice for the 2nd installment of work completed; work remaining to be done after close will include demo and repour of the main pool concrete coping, caulking, a second coat of paint on the pool deck, and the pool covers for both main and baby pools.
- Swim Team - swam at Willow Farms in 2020 but has expressed desire to be back next year. We will continue to ask what they need to run meets here as well. Loss of budgeted \$2500 for 2020.
- Pool Interior – Lindsey is spearheading the painted rocks in the bed behind the baby pool. John Spottswood has graciously cleaned the overgrowth in the lower deck area and is hauling off the broken swing.

Pool Renovation: We have been invoiced for the second part of the renovations, (\$59k) and given a \$4,000 credit for the plaster delay. Discussion followed about the remainder of the renovation. Wes said he will begin completion and projects to be redone 2 days after the pool closes for the season. Wes will also give us a written timeline for the completion. A question was asked if when the terra cotta coping around the pool is replaced; will it discolor the plaster or damage the pool? We need an answer for that from Wes. We have the plaster warranty and we will receive the other warranties as the projects are completed to our satisfaction. We have paid \$109,000 to date, with \$24,000 balance.

Pool Operations: We are putting together a proposal of what we think we should pay for pool maintenance this season. Wes is doing the same. All proposals will be in writing. We will then meet with Wes to agree on an amount. Discussion on this matter, with the consensus of everyone present that we should be aggressive in the amount we feel is fair while staying friendly during this procedure. What do we think is a fair amount to get back for operations? Consensus of everyone present was to go for a high amount, possibly \$24,000, due to the fact that the pool did not open on time, actually no maintenance in June or July. Another question was, should we close on Labor Day or stay open longer?

Free Library: Jai Pate has spoken to a person about the building of a free library and his ideas of where to locate one and how it should be run. Jai will continue to get more information about this and a proposal of how much it would cost.

Clubhouse rentals are still slow this year, only 7-8 so far this year.

November Newsletter:

The November Newsletter, which will be mailed out in October, will include the newsletter, invoices for 2021 HOA dues, ballot/proxy forms for the November covenants changes.

The meeting will be held at Holy Family Church, Date to be decided.

Possibly add a section on shooting BB guns, etc. in the greenway.

The due date for annual dues will now be February 1, this was approved unanimously.

Parking in the street: Discussion of too many cars in the streets.

Covenants, Restrictions, and Bylaws Vote:

At the November meeting, we will be voting on allowing fences that are higher than 4 feet and allowing sheds. These projects will still have to be approved by the board and will have to adhere to the new guidelines that will be voted on.

It was voted on and approved by unanimous agreement to remove notarization from absentee votes.

The ballot will combine one side with absentee ballot and one side with proxy vote.

If mailing your ballot in, it must be postmarked by Oct. 31, 2020, or it may be hand delivered by Nov. 2, 2020, or you may bring it to the meeting.

THERE WILL BE NO INCREASE OF HOA FEES FOR 2021.

Discussion Tabled: at the next meeting, there will be a discussion of a special meeting to be held in June of 2021 to increase the HOA dues.

Additional Items from Vice President Brian Bonebrake:

My additional items:

- Pool Operations Budget
- Pool Renovations Budget
 - Consider extending season by 3 weeks
 - Start punch list
 - Need to discuss coping replacement procedures

- Need agreement with NPI to complete all work by Thanksgiving
- Pool Operations
 - Diving board sign has been ordered
 - Entry gate sign also ordered
 - Have guards turn on lights at 6pm or on cloudy days
 - Pool needs vacuumed
 - Light in shallow end near guard stand is loose
- Security System
 - Several cameras are not working
 - Brian to get quote from Central States security to troubleshoot
 - Additional quote to replace/replace some cameras
 - Considering upgrading high cameras on side of club house to high definition
 - Security light is out – Brian to replace

Thanks!

Meeting adjourned at 9:15pm.

Respectively Submitted,
Debbie Mitchell, Secretary