

September HOA Meeting Minutes

Held on September 13, 2020 at the Clubhouse

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

Board members and Residents: Jai Pate, Cheryl Edmondson, Lindsey Mrowinski, Rick Head, Norma Sollman, Steve Scheerer, John & Karen Spotswood, Susan Lewis.

President Mike Thomas called the meeting to order at 7:05 p.m.

Financial Update:

- Checking Total: \$55,455
- MM Total: \$17,339
- Assessment Checking Total: \$49,088
- Expenses YTD: \$104,509 (includes \$59k pool renovation)
- Assessment: \$21,700 outstanding (31 homes; 88% collection rate)
- 2020 dues: 231 paid (89% collection rate)
- Overall Receivables: 218 paid (43 outstanding; 84% collection rate)

Pool:

The Pool closed on September 13, 2020.

Final renovations will begin within the next 2 weeks.

We want the final renovations to be completed by thanksgiving, but Wes from Northland Pool wants everything completed by the end of October (in writing via email).

The HOA board met on Labor Day to discuss and approve the modified operations contract.

The season cost was reduced (operations) due to lost time and pain/suffering. This was a much greater amount than we had hoped to receive. We have cut a check for the remaining outstanding operations balance.

There will be No Doggy Swim this year as we want the final renovations started quickly.

Lawn Care/Greenway:

There have been 16 cuts this year. We have prepaid for 20 cuts. Hopefully, this will be close to the correct amount of mowing needed, depended on the weather and how much the grass grows. Cory will be monitoring this.

The spillway cleanup has been postponed until next spring.

A nest of Hornets has been found in the Greenway. Please be careful if you are in the greenway walking or children are playing out there. This is being checked out.

Clubhouse:

YTD rentals, no change, very few.

Covenants, Restrictions, and Bylaws:

At the Annual Meeting in November, we will be voting on Covenants, Restrictions and Bylaws changes. The Fall Newsletter will be sent out along with the agenda for the Annual meeting.

Next Spring, 2021, a special meeting will be held to discuss HOA dues increase and amending rules on increases.

Summer 2021 there will be a special vote on HOA dues.

Open Forum:

Garage Sale: The dates for the neighborhood garage sales are the weekend before Mother's Day and the weekend after Labor Day.

Little Library: Jai Pate reported that he is continuing to gather information on the project, but it will be tabled until spring 2021.

Trunk or Treat: Lindsey Mrowinski asked about the possibility of having Trunk or Treat in the Clubhouse parking lot on Halloween, possibly around 3p.m., then the kids can go Trick or Treating in the neighborhood that evening. More information will be coming.

Dumpster Available: We will try to open the dumpster for residents to use, but if the rules are not followed, it will be locked down.

Pond: Is there anyone in the neighborhood who knows how to repair the pond aerators Please contact an officers or board member if you can help.

With no further business, the meeting was adjourned at 8:06.

Respectively Submitted,
Debbie Mitchell, Secretary

Please Remember!! School has started, please watch your speeds when driving in the neighborhood! The speed limit is 25. There are lots of little ones living here and playing outside.