

July HOA Meeting Minutes

July 11, 2021

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

18 Board members/Residents were also in attendance.

Call to Order President Mike Thomas called the meeting to order at 7:05pm.

Financial Update

- Checking Total: \$26,109 This is the general fund from HOA fees and other income monies that come in (club rentals, etc.)
- MM Total: \$53,382 Savings, (\$25,000 from pool not being open on time in 2020.)
- Assessment Checking Total: \$30,880 Monies left from pool renovation, refunded by Northland Pool for not completing pool renovation on time.
- Expenses YTD: \$96,871 This includes lawn care, pool maintenance, utilities, repair expenses.
- Overall Receivables:
 - 2021 Dues: many payments with pool key signups, including one past due since 2014.
 - Overall: 28 homes with past due money on the books (1 arrangements in process; 16 >\$1000); collection rate = 89% paid Any home with past due monies over \$1,000 has a lien on it. The question was brought up as to if a collection agency or lawyer should be used to collect past dues. After much discussion, it was decided that for now, putting a lien on the home is the best solution.

- 2022/2024 Dues Increases.
 - Early voting went well with approx. 95 ballots cast ahead of time. Quorum is 117 (22 more votes needed). After tonight's meeting, votes will be counted to see if quorum has been reached.

- Pool
 - Swim team plans/thoughts for 2021 –. A representative from the Northland Swimming Association will be meeting with Mike to do a walk through to see what is needed at the pool for the swim team to come back to our pool for practices and meets. This meeting will take place the last week of July.

- Swim team banquet this Thursday night - increased traffic and the pool is closed from 5-9pm.
 - Operations have been going well so far – no more after-hours visitors. Higher than normal behavior issues that appear to have been addressed (thus far without having to restrict pool access). Umbrellas are holding up so far. Door fixes working for now – added a spring/missing screw/replaced hinge bolt.
 - New diving boards and lights on timer – NPM quote outstanding. Both diving boards need to be replaced.
 - Shade structure update: This is being investigated, possibly we will replace the umbrellas with a permanent shade structure.
 - Swimming Lessons: We are looking into the possibility of having Swimming lessons at the pool next season. There seems to be much interest in doing this.
 - The Ladder Caps need to be glued back on and will be done soon.
- Lawn Care / Greenway
 - Going well so far - plus a new family of baby ducks was spotted.
 - Spillway cleanup –We will schedule a time for this in the fall.
 - Third Sat of July dumpster – The Neighborhood Cleanup is scheduled for this Saturday, July 17, from 8-12noon. There will be 2 dumpsters, one on the street for yard waste, leaves and brush and one in the parking for household trash, but NO hazardous waste is allowed. When they are full, event will end.
 - Lion's Club bench for Amelia Meyer This bench will be installed at a location around the pond, the location has not been decided. The bench is in memory of a young girl, Amelia Meyer, who lived in our neighborhood and has passed away. Her wish was to clean up areas, and the pond cleanup was one of her projects.
 - Landscaping: Mike will be asking Cory, who does our lawncare, if he could or would be interested in doing landscaping around the clubhouse and pool area. They have the right equipment to help with overgrowth that is too much for residents to do.
- Clubhouse
 - Waiting on update/quotes to resolve and repair the light outside, then have a neighbor lined up to fix the ceiling.
 - Many clubhouse rentals in the coming months – picking back up!
 - Paint and heavy cleaning planned for bathrooms.
 - Need new dumpster lock and chain for parking lot. Mike will be purchasing these items.

- Food Trucks
 - Weather keeps getting in our way but all trucks that have come have told us they did well. The Food Trucks like coming to our neighborhood!

Open Forum:

Discussion about the Possibility of having a Kids Fall Fair.

A motion was made to Extent the Voting for the HOA Dues increase for 1 week, until Sunday, July 18. The motion was seconded and passed.

Adjourn Meeting: With no further business, the meeting was adjourned at 9:05pm.

Hope to see everyone at the August Meeting!

Respectively Submitted,

Debbie Mitchell