

August HOA MEETING MINUTES

August 15, 2021

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

8 board Members/Residents were also in attendance.

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

Following is the meeting agenda with the meeting minutes.

Financial Update

- Checking Total: \$17,590 Hopefully, this amount will cover expenses through the end of 2021.
- MM Total: \$53,389
- Assessment Checking Total: \$30,880
- Expenses YTD: \$107,083
- Overall Receivables:
 - 2021 Dues: no material changes since July meeting
 - Overall: 28 homes with past due money on the books (1 arrangements in process; 16 >\$1000); collection rate = 89% paid
 - Liens will be placed on homes with past due HOA dues.

- 2022/2024 Dues Increases
 - Voting completed and passed 85-36 so dues will increase next year to \$425 and then to \$500 in 2024. The official amendment will be written up prior to the September meeting and submitted to Clay County.

- Pool
 - 2022 swim team– they are getting me an official for “meet-quality” pool requirements – being rescheduled from this past week.
 - Operations have been going well so far – some general complaints and the usual lifeguard rotation toward the end of the summer as the older guards go back to college. We lost a few umbrellas in the windstorm last week. We have had a couple of days lost to fecal matter in the pool and the late July phone shutdown. The phone issue has been resolved with the purchase of an actual outdoor phone /emergency box that is more weather resistant.

- Due to the fact that it is so late in the pool season, the umbrellas that were lost during last weeks storm will not be replaced. We are continuing to investigate placing a permanent shade cover over the picnic table area, in which case, no umbrellas will be needed.
- Pending items: new diving boards and lights on timer – NPM quote outstanding; shade structure
- Lawn Care / Greenway
 - No updates – all still rolling along. One request was made behind the lollipop that needs to be vetted for possible future inclusion by Cory.
 - City dumpsters – these came out – timing was less than ideal but sounds like they did still get some usage. Need better plans around future events to be able to communicate them sooner to the neighborhood. We hope to schedule the dumpsters again in 2022.
 - Spillway cleanup – fall date? A date for the Spillway cleanup will be decided on at the September meeting. We want to do the cleanup when the weather cools off.
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 - Lion's Club bench for Amelia Meyer – thoughts on location? If anyone has an idea as to where the bench should be placed, please submit your suggestions to the board or come to the September meeting with your ideas. This bench is in memory of the young girl, Amelia Meyer, who passed away from cancer. Her wish was to clean up areas and a cleanup was done with her around our pond and in 2 other parks. The Lions Club built the bench in her memory. Her family still lives in our neighborhood.
- Clubhouse
 - Rentals continue at steady pace.
 - Pending: Waiting on update/quotes to resolve and repair the light outside, then have a neighbor lined up to fix the ceiling. Paint and heavy cleaning planned for bathrooms.
 - New dumpster lock added and chain for parking lot procured but not yet added.
- Food Trucks
 - Continued positive feedback. The food trucks have been very popular. A big thank you to Lindsey Mrowinski for scheduling all of the Food Truck throughout the spring and summer.

Open Forum: there are several items which need to be addressed NOW: Fixing the roof at the clubhouse, Lighting on the exterior, and updating the Security System. We would like bids for repairing these items by the September meeting.

We are also needing our residents' ideas as to what should be done to the tennis courts. Some suggestions have been to rip them out and put in a playground, a picnic area, leave one tennis court, rip out one, basketball half court. Please submit your ideas to the board or bring your ideas to the September meeting.

Another question, does the fencing around the pool need to be replaced?

With no further business, the meeting was adjourned at 8:16pm.

Our next meeting will be September 12, 2021.

Just a few reminders: School starts next week!! PLEASE WATCH YOUR SPEED!! THERE WILL BE MANY CHILDREN AT THE BUS STOPS !!!!

THE SPEED LIMIT IN OUR NEIGHBORHOOD IS 25!!!

PLEASE DO NOT SWEEP YOUR GRASS CLIPPING, LEAVES, AND SWEET GUM BALLS INTO THE STORM SEWERS, this just clogs them up and all of that mess ends up being dumped into our pond.

Respectively Submitted,

Debbie Mitchell, Secretary