

October HOA Meeting Minutes

October 17,2021

Call to Order 7:00 pm

The meeting was called to order by President Mike Thomas at 7pm.

Those in attendance: President Mike Thomas, Treasurer Quinn Gregg, Secretary Debbie Mitchell and 3 board members.

Financial Update

The financial situation is in line with the end of the year. We are holding the final pool payment to Northland Pool until some pool work is completed, the pool is covered, and the deck area is cleared of furniture, and any other items that need to be stored for the winter.

- Checking Total: \$8,879
- MM Total: \$53,403
- Assessment Checking Total: \$30,880
- Expenses YTD: \$113,744
- Overall Receivables:
 - 25 homes with past due money on the books (17 >\$1000); collection rate = 90% paid
 - 2 accounts over \$2000 are coming for payment shortly, this is the result of 2 home sales where the owners owe unpaid dues plus late fees. It will be collected at closing as liens were placed on these homes due the the nonpayment of dues.

- Pool
 - 2022 swim team– working on meet-up time and 2022 plans

We are still hoping that the swim team will use our pool for practice and meets in 2022. It will probably be April 2022 before details can be worked out and agreed upon.

- Grout line work and closing should kick off this week. Will work with NPM to get a 2022 contract worked out, multi-year and containing an option for keeping the pool open a few weeks longer to be discussed.

Northland Pool has been working at the pool this week.

- Pending items:

- new diving boards and lights on timer – NPM quote outstanding
 - shade structure Will be tabled until 2022, still looking for options
 - create new punch list for cleanup to handle with NPM closing
- Lawn Care / Greenway
 - Cuts should be ending soon. Right now, we have had 21 cuts to date.

At this point, we may need 2 more mowing's, then we will be done for the season.

- Spillway cleanup – reschedule, this will be scheduled sometime in Spring of 2022.
 - Pending items:
 - Lollipop request vetting for future inclusion in 2022, some areas in the greenway need to be included in mowing.
 -
 - Lion's Club bench for Amelia Meyer – run location by Jill Meyer at this time, a location for the bench has not been decided.
- Clubhouse
 - Rentals continue at a steady pace.
 - Review clubhouse roof bid that Quinn procured.

Bids were presented by John Spotswood, and Quinn Gregg. John reported a bid of \$3200 to repair roof leaks, install gutter then an additional \$3700 to redo the lighting around the clubhouse, 6 lights, the HOA would have to purchase the lights. Quinn spoke with the person redoing his roof, \$5500 for roof and lighting, gutters not included. Both John and Quinn will have more information on the bids at the November meeting.

- Pending items:
 - 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 chain for parking lot procured but not yet added.
- Newsletter/Invoices
 - Mike will reach out to get late fees updated on the accounts outstanding and then the 2022 \$425 entry added to everyone for printing.
 - Mike will take a first pass at the newsletter and then get it proofed and sent to Brian for printing by NNI.
 - Fall newsletters and statements need to be sent out to residents before the November meeting.

- Food Trucks
 - No update

Open Forum

- Fall Fest – Saturday, 10/30 in the clubhouse parking lot.

This event is being headed up by Lindsey Mrowinski, with help from Shelly and Katie. The event will be held at the clubhouse parking lot on Saturday October 30 from 3-7pm. We will be having Trunk or Treat, Bounce Houses, costume contests, pumpkin carving contests, Food Truck, and other activities. Please be watching the neighborhood Facebook page for complete information. Thank You to these ladies for all of your hard work putting this event together!

Due to a conflict, our November Meeting will be held on Sunday night, Nov.7 at 7:30 pm.

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

Respectively Submitted,

Debbie Mitchell, Secretary

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