

December HOA Meeting Minutes

December 19, 2021

The Meeting was called to order by President Mike Thomas at 7:02 pm.

Those in attendance were President Mike Thomas, Treasurer Quinn Gregg, Secretary Debbie Mitchell and 5 board members/residents.

Now that 2021 is coming to an end, there is not much business to report on.

The new Lights have been installed around the clubhouse and pool. We may add a few more to make the area very bright at night

Treasurer Quinn Gregg reported that HOA dues for 2022 are starting to come in.

The fall newsletter will be going out shortly. The invoice for HOA 2022 dues will be included with the newsletter.

Financial Update

- Checking Total: \$10,625
- MM Total: \$53,416
- Assessment Checking Total: \$25,380
- Expenses YTD: \$117,449
- Overall Receivables:
 - 25 homes with past due money on the books (17 >\$1000)
 - Lien release sync-up is complete

Northland Pool has informed us that they will no longer be managing HOA pools. We are searching for a new company to manage the pool, open and close and pool and hire our lifeguards. If anyone knows of a Pool Company that provides these services, Please let one of the officers or board members know so that we may contact them.

- Pool
 - 2022 swim team – working on meet-up time and 2022 plans
 - Northland Pool is not managing any pools next year, so we need to come up with options for pool management starting next year.

- Pending items:
 - 2022 contract, preferably multi-year and w/option for extended weeks
 - new diving boards and lights on timer
 - shade structure

Lawn care for the year is complete. We ended up with 24 cuts for the year. We will continue using the same service for lawn care, they are very good to work with.

- Lawn Care / Greenway
 - Cuts are done for the year; last one was 12/9 – 24 cuts.
 - Pending items:
 - Lollipop request vetting for future inclusion in 2022
 - Lion's Club bench for Amelia Meyer – run location by Jill Meyer
 - Spillway cleanup – reschedule in spring
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The Clubhouse needs a new security system. The current one is very outdated. We need more cameras, an upgrade to Wi-Fi, and the ability to watch the cameras live. We will be looking into this.

- Clubhouse
 - Rentals continue at a steady pace – 6 scheduled for Nov/Dec
 - Roof repairs and the electrical work to add new lights are done.
 - Need to start vetting a new security system, as the old one is on its last legs
 - Pending items:
 - Interior ceiling repairs
 - Paint and heavy cleaning planned for bathrooms
- Newsletter/Invoices
 - Newsletters were sent week last week and the past due statements are getting some work before going out next week.

Open Forum

Going forward in 2022, we will be scheduling dumpsters from the city, possibly in the spring and summer.

We will also be looking into improvements around the pool area and in the neighborhood. If anyone has a suggestion of an improvement, please let one of the officers or board members know. We will be compiling a list of suggestions.

- Due increase amendment complete but needs notarized signatures and Clay County recording

With no further business, the meeting was adjourned at 7:50pm

We wish all our residents a Merry Christmas and a safe and Happy New Year.

Respectively submitted,

Debbie Mitchell, Secretary