

May HOA Meeting Minutes

May 22, 2022

The meeting was called to order by Treasurer Quinn Gregg at 7:01 pm.

Those in attendance were Treasurer Quinn Gregg, Secretary Debbie Mitchell and seven board members/residents.

There was not a lot of new business, but we were advised of what has been happening in the neighborhood.

The main topic of concern is, will the Pool be opening on time. The crew is opening and cleaning the pool, but we do not know if it will be ready by May 28, because of late start in opening, and of course the weather is always an issue.

The Spring Newsletter was mailed out and everyone should have received theirs by now.

Neighbors, PLEASE REMEMBER: School is almost out! This means there will be lots of Children outside playing. Please be mindful of the speed you are driving in the neighborhood. The speed limit is 25. Let's have a safe summer.

Financial Update

Financials remain steady. We have collected more funds from home sales and the HOA fees must be paid for a sale to continue. We also have residents continuing to pay their dues. In order to obtain your new pool sticker, you must have paid your HOA dues. People do pay them when picking up their pool keys.

- Checking Total: \$54,414
- MM Total: \$56,539
- Assessment Checking Total: \$21,159
- Expenses YTD: \$44,752
- Overall Receivables:
 - 60 homes with past due money on the books
 - 203 homes have paid for 2022 (78% paid)

- Pool

As you may have seen by now, the pool will not be opening on Saturday May 28. This is due to the pool having to be completely drained, there was just too much dirt in it for the pool filter to handle. We still need more lifeguards, if you know anyone who would be interested in that position.

- **Pool cover is off, and we are not draining it this year. Chemical work is in progress, but the company USA Mgmt. hired was brought in later than planned so we may not open on 5/28 as planned (due to time and temp. If we could get a few volunteers to help tidy up the pool area this week, that would be great. Swim team and swim lessons planned to start 6/1. Still could use another lifeguard if anyone knows someone.**
- Pending items:
 - Swim team meets and 2022 planning
 - new diving boards and lights on timer
 - shade structure

- Lawn Care / Greenway

- **First few cuts are in the books and going well. Spillway cleanup was very successful – would be good to go hit that last side where the goose was.**
- Pending items:
 - Lollipop request vetting for future inclusion in 2022
 - Lion's Club bench for Amelia Meyer – run location by Jill Meyer

- Clubhouse

- **Rentals continue to be booked steadily for the next few months.**
- Pending items:
 - Interior ceiling repairs- We are still looking for someone to complete the ceiling repair inside the clubhouse. If anyone knows someone who does this kind of repair, please contact a board member.
 - Paint and heavy cleaning planned for bathrooms - We are looking for someone to complete this project. Again, if anyone knows someone who could do this work, please contact a board member.

- **New security system-** The current Security System needs an update. We would like one that is compatible with our current system.

As everyone can see, from the above, we are having a challenging time getting these jobs taken care of in a timely manner due to the problem of finding someone to do the jobs. Any help from residents in finding the right person to do these jobs would be much appreciated.

Everyone should have received their newsletters by now.

- **Newsletter/Invoices**
 - **Newsletter sent out ahead of pool key signups.**
 - **The dates for the pool key sign up are listed in the Spring Newsletter.**

Open Forum:

At this time, questions are taken.

One gentleman questioned the use of funds from HOA dues. Treasurer Quinn Gregg said he would be glad to sit down and go through the Budget and show him the expenditures. The budget is discussed and voted on at the December meeting.

Quinn also let everyone know that the board hired an attorney to get advice on collecting HOA fees from several homes that are very past due. More information will be coming on this situation.

A resident also asked if short term rentals or Air BNBs are allowed in the neighborhood. That discussion was tabled until the next meeting.

With no further business, the meeting was adjourned at 9pm.

Respectively submitted,

Debbie Mitchell, Secretary