

HOA Meeting Minutes

June 12, 2022

The June HOA meeting was called to order by President Mike Thomas at 7:01pm.

Those in attendance were President Mike Thomas, Vice President Brian Bonebrake, and Secretary Debbie Mitchell and nine board members/residents.

Financials:

Financials remain about the same. Bills, (pool, mowing, utilizes, insurance, etc.) have increased from last year, but bills do go up yearly, as we all know.

224 homes are for totally paid in full. That is a better percentage than we usually have paid in full.

Financial Update

- Checking Total: \$39,267
- MM Total: \$60,171
- Assessment Checking Total: \$21,159
- Expenses YTD: \$56,169
- Overall Receivables:
 - 38 homes with past due money on the books
 - 224 homes have paid for 2022 (86% paid)

Opening the pool this year has been a challenge! As with any new company, you are dealing with unknowns.

More lifeguards are needed! If anyone would be interested in a lifeguard position, please contact an officer or board member.

Until the lifeguard situation is resolved, and new pool hours will be as follows: 12-7 every day.

The swim team is practicing at our pool again.

We think the pool deck needs a good power wash as well.

Mike & Quinn will be speaking with USA Pools on Monday and Tuesday to discuss about the way the season is going, we are not happy with the way USA Pools is managing certain items. They will also be discussing financials for getting credit for the delayed opening.

Just an FYI to everyone, beside New Mark, USA Pools is managing Willow Brooke and the Nationals pools. Everyone is having problems that are trying to be resolved.

Our pool does look beautiful, and is operational, thank goodness for that!

- Pool
 - **Good news: pool is open and looks great. Bad news: pool opened mid-day on Wed 6/8 for a few hours and half a day on Thurs 6/9. Had to close early due to a lifeguard staffing issues. Plan put in place for half days through 6/12 and a second plan coming together for Noon-7pm daily until we can resolve the staffing issues. Transition to the new pool mgmt. company is very rough – we are taking on more responsibility than intended and others pool of theirs have a similar experience. We have our weekly call on Mon PM and financials call on Tues PM where we will go over operating state and plans to address lack of execution on the contract. We are holding further payment until these items are addressed. Swim team is back starting with fun swim last Friday and we should get our payment from them next week.**
 - Pending items:
 - Swim team meets and 2022 planning
 - new diving boards and lights on timer
 - shade structure

- Lawn Care / Greenway
 - **Grass is still getting cut as expected.**
 - **Request was made to see about budgeting for tree trimming around the pool to help keep debris out of the pool area.**
 - 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
 - Paint and heavy cleaning planned for bathrooms
 - New security system

As everyone can see, the pool was the main topic of discussion at this month's meeting.

Next month, we will go over the pending items and any other topics that are brought up.

Also, there are some jobs around the clubhouse and grounds that need to be addressed. If any residents would like to take on a project, please contact an officer or board member. Materials for projects will be paid for by the HOA.

Meeting adjourned at 7:58 by President Mike Thomas.

We hope to see you at the July meeting!

Respectfully Submitted,

Debbie Mitchell, Secretary