

HOA Meeting Minutes

July 10,2022

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

Those in attendance were President Mike Thomas, Vice President Brian Bonebrake, Treasurer Quinn Gregg, Secretary Debbie Mitchell and 9 board members/residents.

Financials:

The HOA is in good financial shape this year. We will probably take in another 2% of dues for a total of 90% paid.

We are in the process of speaking to a lawyer about a legal and official way to collect money on homes that are past due over \$5,000. More information will be coming on this.

Financial Update

- Checking Total: \$33,423
- MM Total: \$65,459
- Assessment Checking Total: \$21,159
- Expenses YTD: \$73,149
- Overall Receivables:
 - 32 homes with past due money on the books
 - 229 homes have paid for 2022 (88% paid)

Pool: The new Pool Management company has been doing a very poor job, especially in communicating with us. Luckily, the person in charge of taking care of the pool has been very good, but with that being said, The

HOA Officers and Board members are having to do way more work on the pool that they should not have to be doing! 3 new lifeguards have been hired, so hopefully they will be able to start soon, and we can go back to our regular pool hours! Please remember, that we are not the only HOA dealing with this issue, Willow Brooke and The National are also using this company.

We are hoping to have a Neighborhood/Back to School Cookout at the end of the month, Saturday, July 30th. Be watching for more information on this event.

- Pool
 - **We are continuing the pool hours for now from Noon-7pm daily until we can resolve the staffing issues but we did just get some new lifeguards certified and hope to go back to full hours in a week or so. We may have a couple of days at the end of this week where we don't have guards though and will need to close. Communication with the new pool mgmt. company continues to be unacceptable – we are taking on more responsibility than intended and other pool of theirs continue to have a similar experience. We continue to try for a weekly call where we go over operating state and plans to address lack of execution on the contract. Swim team banquet is this Thursday evening and they have paid their fee for the year. The sound system for the pool went out so we purchased a nice rolling speaker that lives in the guard stand\ and can be used for other events like the Halloween party.**
 - Pending items:
 - Swim team meets and 2023 planning
 - new diving boards and lights on timer
 - shade structure

Lawn Care: Lawn care and mowing is going well. John Spottswood said he will spray the area around the pool where poison ivy is growing. We will try and contact a person to do some trimming around the pool and tennis courts.

- Lawn Care / Greenway
 - **Greenway cutting is rolling along nicely.**
 - **Request was made to see about budgeting for tree trimming around the pool to help keep debris out of the pool area and for poison ivy removal between the pool and tennis courts.**
 - 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 summer months.
 - Shelbi found someone who will clean the bathroom areas well for us for \$150. Plan is to make contact and get that scheduled soon.
 - Pending items:
 - Interior ceiling repairs
 - Paint and heavy cleaning planned for bathrooms
 - New security system

- Social Events

Halloween event planning is underway for Sunday, 10/23.

Plans are in the works for this event. It will be bigger and better this year with Vendors, booths, Food Trucks.

We will need volunteers to help with this event.

Please be watching for more information on this event.

Open Forum:

Tom O'Donnell asked the question of would it be feasible for the HOA to sell the pond and greenway to a developer for houses, apartments, etc.?

The pond is a water shed and this would probably not be allowed by the city. Should we reach out to someone, a developer, realtors, about this question?

If anyone has ideas or thoughts on this topic, please reach out to a board member.

Tom also asked if we could get a vending machine for the pool. Can we buy a new one? James Miller is working on finding a replacement machine.

Shade Cover for the pool: We are currently trying to find a permanent shade cover to install at the pool, more information coming on this.

With no further business, the meeting was adjourned at 8:45 by President Mike Thomas.

We hope to see you at the August meeting.

**Respectfully Submitted,
Debbie Mitchell, secretary**