

HOA Meeting Minutes

August 14, 2022

The August meeting was called to order by President Mike Thomas at 7:04pm.

Those in attendance were President Mike Thomas, Treasurer Quinn Gregg, Secretary Debbie Mitchell, and 18 board members/residents. This was a great turnout, thank you to everyone for attending.

Due to the large number of attendees, and many coming to their first meeting, President Mike Thomas went over the procedures we follow at the meetings.

Important Information from tonight's Meeting

The motion was made and seconded to close the pool on August 17 unless lifeguards can be found to cover the pool hours. The motion was passed unanimously. (Please read the full motion below.)

Doggy Swim may or may not happen this year.

Neighborhood Garage Sale, scheduled for September 10-11, 2022, this is the weekend after Labor Day.

Fall Cleanup Date, September 17 or 18, this is to cleanup the area around the clubhouse, parking lot, pool, and storage closet inside the clubhouse. Watch for more information for this project.

Movie Night, Saturday Sept. 24, 7pm, on the tennis court. Sweet Delights food truck confirmed. Hocus Pocus is the movie.

Halloween Event, Sunday. Oct. 23. Watch for information on this event.

Movie Night, Oct. 29, on the tennis courts, 2 food trucks coming. Watch for more information on this event.

A Huge Thank You to Lindsey Mrowinsky and Shelbi Maxwell for planning all of these wonderful New Mark Neighborhood Events!!

The financials situation remains study. Mike went over the breakdown of expenses. We are in the process of sending a formal letter to the resident who is very far behind on payment of dues.

Financial Update

- Checking Total: \$25,312
- MM Total: \$53,478
- Assessment Checking Total: \$21,159
- Expenses YTD: \$86,431
- Overall Receivables:
 - 29 homes with past due money on the books
 - 232 homes have paid for 2022 (89% paid)

- Corporate registration completed prior to 8/31 deadline.

The pool situation has been very difficult this year. The Company that we contracted with did not hold up their commitments. The lifeguards we have are now going back to school and are involved in school sports. The high school guards may be able to work on the weekends and Labor Day. A lengthy discussion followed with questions of should we allow the pool to be open without guards, what will our insurance say about that, Liability is a huge concern, if something were to happen, the HOA could be sued and financially we could not afford it. After much discussion, James Miller made the motion to close the pool on August 17, unless qualified, certified lifeguards could be found. The motion was seconded by Tom O'Donnell. A vote was taken and passed unanimously. This has been a very difficult decision.

Lifeguard Bonus for retention Next Season: We have had 5 lifeguards this season. They were not paid as promised, and their work schedules were not good. Should we give each guard a bonus of good will that we appreciated them and want them back next year? Discussion was held on the subject. John Spottswood made the motion that the lifeguards should be given the following bonuses, Sylvia, the head guard, \$500, the guard that was also here last year, \$300 and the 3 new guards \$200 each. Hopefully they will all be back next year. The motion was seconded and passed unanimously.

- Pool
 - Pool issues continue. **USA is not able to provide guards after 8/16 so Mike is working with the guards to try and find any availability through Labor Day, even if just the weekends or partial times. We had a filter crack Saturday; replacement parts have been ordered but we may have to shut down a little earlier if the water quality doesn't hold. Last full day was likely today, Sunday 8/14, unless we can work other times out. USA contract termination letter sent Wed via certified mail to follow their process. They have 5 days from receipt to remedy and then I send the official cancellation letter in the same manner. There are terms around how/what we receive in compensation but don't get too excited about it, as we are at the end of year. Meeting this coming Tuesday with the sales rep to discuss other back compensation for the issues this year.**
 - **Need to discuss what we are comfortable with in terms of supervised/unsupervised swimming or parties, signing waivers, pool monitor vs guard, etc. that will not put us at risk with insurance/liability**
 - **New door mechanism acquired but needs to be installed.**
 - Pending items: Tabled until next meeting
 - Swim team meets and 2023 planning
 - new diving boards and lights on timer
 - shade structure

Lawn Care has been going well this season. John Spottswood has treated the poison ivy around the pool area and clubhouse, so hopefully it will all die. Fall cleanup will be either Sept 17 or 18, more information will be coming.

Lawn Care / Greenway

- **Greenway cutting continues smoothly.**
- 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. **Still outstanding, although John S did treat with weed killer to help.**
- Pending items: Tabled until next meeting
 - Lollipop request vetting for future inclusion in 2022

- Lion's Club bench for Amelia Meyer – run location by Jill Meyer
- Clubhouse
 - **Rentals slowing down.**
 - **Bathroom cleaning went well, and a full clubhouse cleaning is scheduled for 8/31.**
 - **Kyle M. and Steve S. got the ceiling in the dining area repaired and new drywall installed.**
 - Pending items: Tabled until next meeting
 - New security system

There are several Social Events coming up for our neighborhood. Please mark these dates on your calendars! A big thank you goes out to Lindsey Mrowinsky and Shelbi Maxwell for coordinating these events and becoming our Social Events committee. Also, in the works is the installation of a Little Library. This project was put on hold during Covid, but now is the time to bring it back. Watch for information about the Little Library.

- Social Events
 - **Movie night on the tennis courts planned for Saturday, Sept. 24 @ 7pm; Sweet Delights food truck is confirmed from 6-8pm**
 - **Halloween event scheduled Sunday, Oct. 23.**

With no further business, the meeting was adjourned at 8:58pm by President Mike Thomas.

We hope to see you at the September meeting.

Respectively submitted,

Debbie Mitchell, Secretary