

HOA MEETING MINUTES

September 10, 2023

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

Those in attendance were President Mike Thomas, Vice President Brian Bonebrake, Treasurer Quinn Gregg, Secretary Debbie Mitchell and 10 additional Board Members/Residents.

Highlights from Tonight's Meeting

Financial: Finances are about the same as last month. The last 2 major expenses for the year are the final pool management company payment and the last payment for the tennis court renovations. 30 homes are still behind on HOA dues. Mike is working on a new liens letter.

Pool: The Pool is closed for the season. We were lucky enough to be at the top of the list to get the pool closed, and it was done quickly, therefore, no doggy swim this year. Johnson Pools will manage our pool next season but WILL NOT handle hiring and scheduling of lifeguards. We must decide if the HOA will do this or hire a company to do this. The diving boards also still need to be repaired. Stevon Crick has volunteered to help with/refurbish the diving boards.

Lawn Care: Lawn care has gone well. We still have a few cuts left to finish out the season. We hope to keep Corey and his team for lawncare next season. FYI: The City Dumpster will be at the pool parking lot on Oct. 21! This is for household trash, NO leaves, brush, tires, paint, etc., only regular household trash. Time 8-12, or when full. The City will be having a trash collection at Hodge Park, watch for information on this event.

Clubhouse/Tennis Courts: Clubhouse rentals are down a little. Renovations to the Tennis Court are completed! The holes in the parking lot as you turn in are filled. The damage done to the sodded area will be overseeded instead of spending a lot of money on more sod. The Father of the son involved with the sod being damaged spoke. He felt that the area should have been taped off with do not enter signs. We all agreed that we just need to move on and do the overseeding. Rick Head is looking at new security systems.

Social Events: HOA FALL FESTIVAL/HALLOWEEN BASH!!! SAVE THE DATE!!
OCTOBER 28th from 3-7. This event will include: Bounce House, Vendors, Games & Challenges, Costume contest, Best Carved Pumpkin contest, Trunk Or Treat, a Firetruck from 5-7, Food Trucks including KC Hotdogs, Italian Food Truck, a display for the Adults from McCormick's Distillery. To make this event a success, WE NEED VOLUNTEERS!!! Please look for more information about this event on the Facebook page! Hope to see everyone there!!!

Open Forum: Robyn Dunlap is continuing to work on getting the speed humps on Campbell. If your name is on the list of people that need to sign off on this project, expect a knock at your door to sign the petition!

Here was tonight's Agenda:

Financial Update

- Checking Total: \$8,544
- MM Total: \$63,990
- Assessment Checking Total: \$11,659
- Expenses YTD: \$115,048
 - Major outstanding expenses: Pool payment of \$18k; Tennis court remainder of \$4050+\$3700
- Overall Receivables:
 - No change from August: 231/261 fully paid (89%)
 - Mike T to review and add/remove liens and send delinquency letters (unanimous vote to do this in August – 2 types of letters)
- Pool
 - **Pool is closed for the season. Reminder that Johnson Pools will not be running lifeguards next year so we will either need to handle ourselves or find a company to handle that aspect.** Mike can talk with the CPA about how to properly plan for us to do it ourselves on the financial side.
 - **Diving boards: bids to replace the boards will be worked in this off season with the plan to have them done before next Memorial Day.**
- Lawn Care / Greenway
 - Current # of cuts: 16 of 20 pre-paid
 1. Aug-3; Jul-2; Jun-4; May-3; Apr-4
 - Last city dumpster is October 21st (regular trash)

- Clubhouse/Tennis Courts
 - **Clubhouse rentals slowed down considerably in Q4.**
 - **Tennis court renovation update:** grass continues taking pretty well. Likely cost should be around \$3500 additional from the damage we took but won't have outlay for most of that until Oct/Nov. **Hard court work is done and the holes in the front of the clubhouse driveway were filled with asphalt.**
 - **Security system upgrade – Rick looking into bids.**

- Social Events
 - Movie nights can be considered any time except when the hard court work actually takes place.
 - **Halloween event coming up.**

- Homes / Violations
 - Nothing currently

Open Forum

- **Speed humps** – we have 44 signatures and need 88 of the affected homes (117) to move to the next step; looking to have some board members go door to door to get the signatures; Sunday the 27th around 4pm-ish
- **Fall newsletter – Mike to put this together and get it posted**

With no further business, the meeting was adjourned at 8:20pm.

Hope to see everyone at the October meeting!

Respectively submitted,

Debbie Mitchell, Secretary