

HOA Meeting Minutes October, 8,2023

The meeting was called to order by President Mike Thomas at 7:05pm.

Those in attendance were President Mike Thomas, Vice President Brian Bonebrake, Secretary Debbie Mitchell, and 7 additional Board Members/Residents.

Highlights from Tonight's Meeting.

Financial: \$37,000 in improvements were made to the pool area, tennis courts area, parking lots, and grounds clean up this year. The final payment to the pool company will be paid shortly. There should be no more major expenses this year. Two homes in the neighborhood, with unpaid dues, will be paying all of their back dues within the next 2 weeks.

Pool: The final invoice to Johnson Pool will be paid shortly. The situation of hiring, training, and paying lifeguards will need to be addressed. Johnson Pool will not be in charge of lifeguards for the 2024 pool season. Mike will discuss this issue with our CPA as to the correct way to handle this. Diving boards need to be repaired during the off season so they will be ready when the pool opens next Memorial Day, 2024.

Lawn Care/Greenway: City dumpster will be at the Clubhouse parking lot on Oct. 21, from 8-12, or until full. The Huntoon's on Harrison had a tree from the greenway fall into their yard, killing one of their trees. They would like help from the HOA for cleanup and tree replacement. We are looking for a company or resident to take care of this.

Tennis Courts/Clubhouse: HOA is to receive bids from Dennison about finishing up some projects around the pool area. Discussion about damage to sod, a motion was made to go with the less expensive method of overseeding, instead of resodding. Overseeding would probably cost between \$300-\$400 dollars. Also, the homeowner will be asked to pay for half of the damage. A show of hands vote was taken, the motion was passed unanimously. Mike will speak with the homeowner. Rick Head is getting bids to update the security system.

Social Events: The Halloween Party will be held on Saturday, Oct. 28 from 3-7. This will be a great, fun event! Please watch for information on the Facebook page. We need lots of volunteers to help with this event. We also need people to participate in the Trunk or Treat. Thank You to Shelbi Maxwell for coordinating this event!!

Open Forum: Signatures are still needed to go forward with the Speed Hump project. The burned house on the corner is scheduled to close on Oct. 12.

Here is tonight's agenda:

Financial Update

- Checking Total: \$11,061
- MM Total: \$64,051
- Assessment Checking Total: \$1,659
- Expenses YTD: \$123,179 (\$37k in improvements this year)
 - Major outstanding expenses: Pool payment of \$18,700k + chemicals of \$7,378
- Overall Receivables:
 - No change from September: 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
 - **Final invoices for 2023 of \$26k received and sent for payment (including chemicals breakdown); Johnson has provided a quote for 2024 service without lifeguards at \$32k; Mike will run the numbers on lifeguard salaries for budgeting.**
 - Old business: 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: 18 of 20 pre-paid
 1. Sep-2; Aug-3; Jul-2; Jun-4; May-3; Apr-4
 - Last city dumpster is October 21st (regular trash)
 - **Huntoon's at 9822 N Harrison Dr had a greenway tree crack in the last big windstorm and fall onto and damage a tree in their yard and would like the HOA to help compensate on the cleanup since our tree caused the damage; bid for cleanup/removal is \$850, which seems reasonable given the size of the branch unless we have someone in the neighborhood willing to do it for free**
- Clubhouse/Tennis Courts
 - **Tennis court renovation update: plan is to spend a couple hundred dollars to overseed in the fall/spring and call it good. Mike talked with Dennison about filling a few more holes with asphalt as well as potentially submitting bids for replacing the baby pool wall and repaving the entire parking lot/concrete pad for the dumpster.**
 - **Security system upgrade – Rick looking into bids**
- Social Events

- **Halloween event coming up 10/28**

- Homes / Violations
 - Nothing currently

Open Forum

- **Speed humps** – we have 51 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.
- **Fall newsletter – Mike to put this together and get it posted.**

With no further business, the meeting was adjourned at 8:08pm.

Hope to see everyone at the November meeting, this is the yearly Annual Meeting.

Respectively Submitted,

Debbie Mitchell, Secretary