

HOA Meeting Minutes April 14, 2024

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

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: HOA dues have been paid in full by 191 residents. A number of residents will pay their dues at Pool Key pick up. One resident is doing a home refinance and the HOA expects a payment from that. Our biggest expenses currently are pool maintenance and mowing.

Pool: Everything is coming together to have the pool open on time. Mike is working on Payroll with our CPA, working on lifeguard contracts, Red Cross certification will need to be done, possibility of a bonus to lifeguards that stay after school starts. **POOL KEY SIGNUP:** please watch our neighborhood FACEBOOK page for times and dates for signup. FYI: There WILL NOT be a Pool Key Signup over the Memorial Day Weekend!!!! Be sure you get your key before that weekend!!

Lawn Care/Greenway: Mowing has started and looks good. **SPRING CLEAN UP** is Saturday April 27. There will also be a group doing a clean up in the greenway and around the pool area. This will be done by Mike's son and friends.

Clubhouse/Tennis Courts: Rick Head will be contacting Shield Security about updating our security system. We could also use help if anyone in the neighborhood is available to do some repairs in the clubhouse. The clubhouse also needs to have a new front door installed. Please see complete information below. The tennis court where the grass seed was put in is looking good, probably no other work will have to be done there.

Social Events: Information from Shelby Maxwell: we need a better projector for movie nights. Food trucks are being contacted about coming to the Pool parking

lot. Cookouts are being planned as well. Watch for more information on our Facebook page.

Homes/Violations: The big question is what is going on with the house that burned at the entrance to the neighborhood? The best thing to do is keep calling 311, dangerous buildings. The owner has been unresponsive as to what are the plans for this house. This has been going on for 1 ½ years!

Open Forum: Robyn is still working on getting speed humps on N. Campbell. Too many cars are driving too fast on Campbell. There are children who have to walk along this busy street to the bus stop. Another neighbor asked about residents not keeping up their property. If residents need help, please ask! Neighbors would be willing to help you. There are also agencies that can help you.

Reminder!!! Monday April 22 is the City Leave & Brush free pick-up day!! Now is the time to get rid of all your bags of leaves.

FYI! We will once again be having City dumpsters at the pool parking lot to collect household waste. 2 will be here on the third weekend of July, 1 will be here the third weekend of August. Watch for more information on this. They will be here from 9am-1pm or until full. NO hazardous materials will be allowed!

Another resident asked if we could possibly have Pickleball Courts where the old tennis courts were? Discussions about this followed talking about the pros and cons of doing this. Rick Head will investigate what would be required to have Pickleball courts. This item will be revisited at the next meeting.

The Meeting was adjourned at 8:54pm

Tonight's Agenda

Financial Update

- Checking Total: \$70,625
- MM Total: \$39,285
- Expenses YTD: \$32,988
- Overall Receivables:
 - 2024 Dues: few arrangements ongoing; 191 fully paid (73%)
 - Mike T to add/remove liens for accounts over \$1000 (21)

- Pool
 - Need CPA feedback on payroll entry – Mike followed up
 - Need insurance feedback on coverage – Mike followed up
 - Flyer and contracts for lifeguards are in progress; multiple inquires already made by potential candidates; will need Red Cross certification before 5/25 and we should reimburse cost; lifeguards to pay for their own red standard suits and HOA will pick up whistles and other supplies, as needed; hourly rate like blended \$20 rate across the different roles plus potential bonuses
 - Jeff planning to have the pool uncovered a little early in case we are able to certify in our own pool.
 - Need feedback from Wes or others on diving board replacement

- Lawn Care / Greenway
 - **First cut occurred and we are underway with Cory.**

- Clubhouse/Tennis Courts
 - Security updates: Shield Security, per Jeff's recommendation to Willow Brooke for cameras; get paint to redo the parking lot lines during cleanup day in May ahead of pool opening
 - Clubhouse – need volunteer to replace 2 toilet innards, troubleshoot the ceiling fan pull strings upstairs; Mike to reach out to Kyle Maxwell about door replacement for clubhouse.
 - Dennison to work on potholes in the parking lot and the new water line.
 - Old business: Tennis court renovation update: plan is to spend a couple hundred dollars to oversee in the spring and call it good.

- Social Events
 - Maybe looking at a spring movie night and food trucks/BBQ.

- Homes / Violations
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Open Forum

Hope to see everyone at the May Meeting!

**Respectively submitted,
Debbie Mitchell, Secretary**

