

## HOA Meeting Minutes

May 19, 2024

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

Those in attendance were President Mike Thomas, Treasurer Quinn Gregg, Secretary Debbie Mitchell, and 8 additional Board Members/Residents.

### Highlights from Tonight's Meeting

**Financial:** 200-210 residents have fully paid their HOA dues. Expenses are down from last year due to the HOA managing the hiring and paying of lifeguards.

**Pool:** Final information is needed from the lifeguards to finish setting up the payroll being done by our CPA. A rider has been added to the Pool Insurance for workman's comp. 3 lifeguards are fully certified and 5 more should complete certification by the end of the week. Dennison will power wash the pool deck before the pool opens. Chanel Rodriguez volunteered to plant flowers in the flowerpots before the pool opens. The swim team will be practicing at the pool in the mornings 7:30-10:30. They are paying the HOA a fee for using the pool for practice. The front pool ladder needs to be repaired. The slick spots on the pool deck need to be swept so water does not stand in these areas. Bright waterproof tape needs to be put down on the steps going to the bathrooms, the steps can be hard to see. The Pool is ready to go, it passed city inspection.

**Lawn Care/Greenway:** Mowing is going well. A question was asked as to if all the greenway needed to be mowed. There was discussion of the topic, it was felt that homeowners who backed up to the greenway would not appreciate overgrown grass and it would affect property values by looking unkept. Cleanup Day has been put on hold for now.

**Club House/Tennis Courts:** Rick Head has done most of the repairs that needed attention in the clubhouse. Thank you, Rick, for taking care of these projects. Rick Head and Chanel Rodriguez have done a walkthrough of the

club house, making a list of projects that need attention. They will present this list to residents to show how the improvements can make the neighborhood better.

Social Events: Quinn will purchase a new projector to be used for movie night. The social committee is working on scheduling some Food Trucks to come to the Pool parking lot. Plans are underway for a Summer Party on June 22. Please watch for information on this event on the Facebook page. The HOA and residents want to say a big Thank You to Casey Bonebrake and the other Scouts for installing the new benches around the pond and installing the Make A Wish Bench as his Eagle Scout Project. They look Great! Thank You so much!! Chanel Rodriguez has been getting information on the costs of installing Pickle Ball Courts where the old tennis court were. She presented the information, discussion followed, more discussion on this subject will be at the June meeting.

Homes/Violations: There was much discussion on the corner Burned House. Everyone needs to keep calling 311 and complaining. Someone suggested hiring a lawyer to collect overdo HOA dues. This all costs a lot of money and the HOA's usually do not win. Putting liens on these homes has been helping with this situation. There was a Facebook post about residents keeping their homes in decent shape. The 2 city dumpsters will be here on the third weekend in July and 1 dumpster will be here on the third weekend of August. Times will be 9am-1pm, or until full.

### Tonight's Agenda:

Call to Order 7:00 pm  
Financial Update

- Checking Total: \$74,253
- MM Total: \$39,322
- Expenses YTD: \$40,082
- Overall Receivables:
  - 2024 Dues: few arrangements ongoing; ~200 fully paid (77%)
  - Mike T to add/remove liens for accounts over \$1000 (21)

- Pool
  - CPA payroll in progress with guards
  - Insurance was reviewed and workers comp rider was added – need to get bill and make the payment.
  - Lifeguard training in progress; 3 fully certified and 6 more in process.
  - Diving board replacement on hold for second opinion – will open season with them open.
  
- Lawn Care / Greenway
  - Cuts going well so far.
  - Cleanup day – potentially reschedule if desired.
  
- 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 and closing up the fence 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
  - Burn house – Quinn on 311 case; get fine plan in place for current owner and also see if other investors might want to buy them out. Need to apply harsher pressure asap.
  - FB post about 4/22 and keeping neighborhood homes in decent shape.
  - Dumpsters – 2 on third weekend in July and 1 on third weekend in August; 9am-1pm

Open Forum

- Pickleball conversation – get potential bid from Dennison; Rick/Chanel looking into options for next meeting.

With no further business, the meeting was adjourned at 9:31pm.

School is Out!! Please remember the speed limit in the neighborhood is 25 MPH!! there are many kids outside playing and people walking.

Respectively submitted,  
Debbie Mitchell, Secretary