

HOA Meeting Minutes

June 9, 2024

The meeting was called to order by President Mike Thomas at 7:02pm.

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

Highlights from Tonight's Meeting

Financials: 216 residents have fully paid their HOA dues. An additional \$1100 was paid to our pool insurance for extra coverage.

Pool: The pool season has started off well with no injuries, lifeguards doing well, payroll getting worked out. Several items need to be addressed: broken pool ladder, pressure washing pool deck, painting slick spots, and sweeping water off low spots on pool deck.

Lawn Care/Greenway: Cutting is going well. An area behind some homes behind Harrison needs to be mowed.

Clubhouse/Tennis Courts: Every resident in our neighborhood owes a huge THANK YOU TO RICK HEAD! If you see him, Thank Him! He has spent many hours doing all kinds of repairs to the Clubhouse and Pool area, which include: Repairing the toilets, Cleaning out the storage room and organizing it, Repairing the ceiling fans, Repairing the smoke alarms and fire extinguishers, Putting caution tape on hard to see areas around the pool, ordering a new door for the Front Door of the clubhouse. I am sure there are other items I have missed. We are lucky to have Rick living here in the neighborhood!

Social Events: Summer Party, Saturday June 22, 2024, 5:30-9, movie at 9. There will also be Food Trucks and a Bounce House. Watch for complete details on our Facebook page. Thank You Social Committee!! There will possibly be events in July and August as well.

Homes/Violations: A huge concern is the Burned House at 96 and Cambell. This eyesore has gone on for too long. The city has until July 1 to act on this

problem. After that, Mike is working on an official letter to send to the owner. We are just asking for the exterior to be repaired, at the least. Possibly a \$100 fine each month. More discussion on this problem at the July meeting.

FYI: On the third Saturday of July, there will be 2 city dumpsters at the Clubhouse parking lot to collect household trash. The time is 9-1, or until they are full. Watch for information on the Facebook page.

Open Forum: A couple that live here are concerned about a huge boat parked near their home. There are also concerns about large box trucks, RV's, Trailers, parked throughout the neighborhood. We would hope that everyone who lives in this neighborhood, will help maintain it so that it is a desirable place to live.

Rick Head and Chanel Rodriguez have been doing walk throughs to see what needs to be repaired to make the clubhouse more desirable. The following are just some things that need to be addressed: New Front Door, New Stove, Sinks in Bathrooms clogged, Faucets in bathrooms need to be replaced, Shades in clubhouse need to be replaced, General maintenance needs to be done.

Rick and Chanel are working on a main list of all the items, with a price to present to everyone. More discussion on the improvements will continue.

Tonight's Agenda:

Call to Order 7:00 pm

Financial Update

- Checking Total: \$67,790
- MM Total: \$39,360
- Expenses YTD: \$58,074
- Overall Receivables:
 - 2024 Dues: few arrangements ongoing; 216 fully paid (83%)
 - Mike T to add/remove liens for accounts over \$1000 (21)
- Pool

- **Things are going well so far with minimal behavior issues; working out kinks with payroll; Lifeguards – 8 fully certified with a few potential backups**
- Items to Review:
 - Broken ladder resolution
 - Diving board second opinion
 - Slick spots on deck
- Lawn Care / Greenway
 - Cuts going well so far. Area behind Harrison St for Steve (Mike/Paula and Jerry McCleary 9712/9716) and down 98th Terr.
 - 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
 - Dennison to work on potholes in the parking lot and the new water line and closing up the fence line.
 - Fix-it list for clubhouse: rental cleanup/monthly walkthrough checklist, Rick to look at stove and fire extinguishers and smoke alarms
- Social Events
 - **Kickoff to Summer event – Saturday, June 22**
 - 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.
 - Dumpsters – 2 on third weekend in July and 1 on third weekend in August; 9am-1pm

Open Forum

With no further business, the meeting was adjourned at 9:15pm.

Respectively submitted,
Debbie Mitchell, Secretary

