

HOA Meeting Minutes

July 14, 2024

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

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

Highlights from Tonight's Meeting

Financials: Financials remain about the same. 228 residents have paid their HOA dues in full. 3 homes have made arrangements to pay dues on a schedule. 38 homes will be receiving reminder notices that dues are not paid, and late fees will be added each month that dues are not paid. The two large expenses this month were the second payment to the pool company and lifeguard payroll.

Pool: The pool season is going fairly well with the exception of several older children using foul language and behaving badly. This issue is being monitored closely. Slick spots on the pool deck need to be painted, but it has been too wet to paint. A potential overnight party on the 4th of July was stopped. We need to be vigilant about this type of activity at the pool. If you see or hear anything that is not allowed at the pool, PLEASE report it!

Lawn Care/Greenway: Mowing is going well. The fences around the pool need to be cleaned out. A tree in the greenway fell on a resident's fence, Mike & James cut and cleaned up the broken tree. The owner will check with his fence company about repairing the damaged boards.

Clubhouse/Tennis Courts: We need to get a secure gate for the tennis courts before a Girl Scout rental in August. We must get the security camera updated. Mike will speak to Jeff about Shield Security. Rick Head has installed a new front door and thermostat in the clubhouse. Rick is also working on the lower level on many projects that need to be done. Thank You Rick for doing all of these projects!

Social Events: The Summer Kickoff event went very well. Thank you to our Social Committee, Lindsey, Robyn, Quinn who planned this event. The tentative date for the Halloween Party will be Sunday, October 20th. Please look for more information on this event on our New Mark Facebook page.

Homes/Violations: Mike has been preparing a letter for the owner of the Burned-Out House in our neighborhood that has been sitting for too long with nothing being done. The letter is one page long, stating that beginning August 1, 2024, a \$100 a month fine will be placed on the house. This will continue until this matter is resolved.

Open Forum: The 2 City Dumpsters will be at the parking lot this Saturday the 20th, from 9am-1pm or until full. Rick will be there to make sure residents are not putting illegal items in the dumpsters.

Presentation by Rick & Chanel: They have been doing walk throughs in the clubhouse, pool area, tennis courts, and other areas in the neighborhood. They are making a spreadsheet of any and all projects that are going to be needed to be addressed now and in the future. None of the items are inexpensive, but if we start now to work on some items, we can also plan for our future needs. One major issue they have found is the ductwork is filled with mold and bacteria. This issue needs to be taken care of soon, it is unhealthy and dangerous. The cost is \$950. Rick made a motion to have the ductwork cleaned. Robyn seconded the motion. It passed unanimously. This work will be done as soon as it can be scheduled. Again, Thank You Rick & Chanel for all of your hard work and giving of your time to make all residents aware of these issues.

Tonight's Agenda

Call to Order 7:00 pm
Financial Update

- Checking Total: \$56,186
- MM Total: \$39,398
- Expenses YTD: \$80,383
- Overall Receivables:
 - 2024 Dues: three arrangements ongoing; 223 fully paid (85%)
 - Mike T to add/remove liens for accounts over \$1000 (21)
 - Mike T to send reminder invoices to remaining homes with money on the books with late fees.

- Pool
 - **Things are going generally well with normal hiccups/behavior concerns. We proactively stopped a potential overnight party on the 4th of July but will need to continue to stay vigilant to that type of activity.**
 - Items to Review:
 - Replace shallow end ladder in off season
 - Diving board second opinion
 - Slick spots on deck – add brushing these areas off to the morning checklist

- 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. Still needs to be addressed.**
 - **Tree came down on a neighbor's fence – James/Mike cut it up and removed it. The owner is going to see if his fence company will cover the damage and/or do the repair.**

- Clubhouse/Tennis Courts
 - **Mike to push Dennison to make a way to secure the tennis court fence for an upcoming girl scout rental in August. We need to get moving a little more quickly on the security camera upgrade as well.**
 - 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 – went smoothly and well. Thanks to Lindsey, Robyn, and Quinn. Movie setup worked well until the rain came in.**
- 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. Need to get communication out for next weekend's dumpsters.**
 - **Boat concerns still need follow up with the owner – Mike has not yet been able to touch base.**

Open Forum

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

Respectively submitted,
Debbie Mitchell, Secretary