

HOA Meeting Minutes

August 11, 2024

The meeting was called to order by President Mike Thomas at 7:04pm.

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

Highlights from Tonight's Meeting

Financials: Financials remain steady. Our major expenses have been the final payment for Pool maintenance and Lifeguard pay checks.

Pool: Pool season is going well after some earlier behavior problems. Back to school Pool hours will begin on Tuesday, August 20th. The hours will be as follows: Weekdays, 4-8pm, Weekends 11-8 pm. This could change if no Lifeguard is available. Mike Thomas had to be the Lifeguard for 3 hours on Wednesday, but everything went well. Thank you, Mike, for filling in! We plan to give bonuses to the lifeguards again this year. Many of the guards plan to come back next year.

Lawn Care: Cutting is going well. There is still an area behind 98th Terrace that needs to be included in the mowing.

Clubhouse/Tennis Courts: The fence around the tennis court area is closed. There are new locks on the tennis courts. Mike Thomas is working on a Security Camera update with Shield Security. Mike is also working with Dennison to fill potholes and install a new water line. Everyone in the Neighborhood owes Rick Head a BIG THANK You for all of the work he has been doing. He has done the following: Installed a new front door, Organized and cleaned out storage area, Had duct work cleaned and AC checked, Cleaned out landscaping around clubhouse and pool, Put safety tape on pool areas that are hard to see, Got supplies for Downstairs area, repaired fans in clubhouse. He has been looking into prices to repair the Pool retaining Wall, \$10,000 minimum, redo the Parking Lot, \$20,000 minimum, everything is very

expensive!!!! Some other projects Rick would like to do this fall include: Remove plantings around fence, remove stumps from landscaping, replace all lights with LED, replace can lights, repair Men's bathroom lights, replace Clubhouse entrance light. Rick will be starting to replace the lights first. Rick and Channel are working on a Master Plan of things that need to be taken care of around the clubhouse and pool area. They will present the spread sheet list at an upcoming meeting.

Social Events: The Halloween Party is October 20! Please be watching the Facebook page for more information on this event and any other events. We may do an End Of Summer Cookout.

Homes/Violations: Burn House: A Violation letter has been sent to the owner of the Burn House to let them know they will be assessed \$100 a month until the house is cleaned up and not an eyesore.

Dumpster: the city Dumpster will be in the Pool parking lot, Saturday August 17 from 9am-1pm, or until full. You will be required to show your pool card to use the dumpster. Only household waste, no yard waste! Please, if you have very large items, schedule a pickup with the city.

Everyone needs to read the covenant restrictions about keeping boats, trailers, RV's, Popup Campers, etc., at your residence. The board has been very lenient about enforcing this rule. Unfortunately, some residents are having a problem with a very large boat being parked in their next-door neighbor's yard, in the grass. Mike has sent an email to this resident and is waiting for a response.

Open Forum: Robyn is still trying to get the required signatures for the speed hump process to move forward. Someone may be knocking on your door to get your signature. Please help Robyn with this! We are all worried that someone is going to get hit by a car speeding on N. Campbell.

Tonight's Agenda

Financial Update

- Checking Total: \$47,392
- MM Total: \$39,436
- Expenses YTD: \$91,399
- Overall Receivables:
 - 2024 Dues: three arrangements ongoing; 224 fully paid (86%)
 - Mike T to add/remove liens for accounts over \$1000 (17)
 - Mike T to send reminder invoices to remaining homes with money on the books with late fees.

- Pool
 - **Pool continues to roll very well. No real lifeguard issues or scheduling problems this year thus far. We move to the in-school schedule on Tuesday, 8/20. Weekdays from 4-8pm and weekends from 11am-8pm.**
 - Items to Review:
 - Replace shallow end ladder in off season
 - Diving board second opinion
 - Slick spots on deck – repaint in the offseason

- Lawn Care / Greenway
 - **Cuts rolling along. Area behind Harrison St for Steve (Mike/Paula and Jerry McCleary 9712/9716) and down 98th Terr. Still needs to be addressed.**
 - **Need to hear back on fence repair on north side of Charlotte.**

- Clubhouse/Tennis Courts
 - **Fence is temporarily closed upon the hard-court area and far door is resecured with a lock. Mike still reaching out on the security camera upgrade as well. Need to look at the plan to replace the stove and add girl scout troop improvement items to the ongoing list.**
 - 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.

- Social Events
 - **Halloween party – October 20th**
 - 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. **Violation letter sent and fees will start accumulating on the first of the month. There has been more work recently so hoping improvement is coming.**
 - **Dumpsters – 1 on August 17th (this weekend); 9am-1pm. Rick has been posting communication. First dumpster day went well and we are adding the need to show a pool card to prove residency to use the dumpsters.**
 - Boat concerns still need follow up with the owner – **Mike sent an email and is awaiting a response. Resident brought up concerns at pool key activation about covenant enforcement to discuss with the board.**

Open Forum

- **Speed humps – we have some signatures but not yet enough to move on to phase 2. Robyn will discuss.**

Upcoming Major Expenses

- Clubhouse Parking Lot Asphalt & Concrete Dumpster Pad - \$20k
 - Clubhouse/Pool Security Cameras - \$10-20k
 - Clubhouse HVAC - \$10-15k
 - Pool Diving Boards - \$2-3k
 - Pond Aerators - \$3-5k
 - Pond Dredging – potentially \$250-300k
- Pending items:
 - Lollipop request vetting for future inclusion in 2023

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

Respectively submitted,

Debbie Mitchell, Secretary