

HOA Meeting Minutes

September 8, 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 7 additional Board Members/Residents.

Highlights from Tonight's Meeting

Financials:

With the end of our Pool Season, the last payment for pool maintenance has been paid. The final pay checks to the lifeguards have been paid along with bonuses for each of them in hopes that they will all return next season. Overdue HOA dues letters have been sent out. Several more HOA dues have been collected. 230 homes have paid their HOA dues in full.

Pool:

Pool season has come to a close. There were no major technical issues with the pool. The pool only had to close for a few hours for weather issues. The lifeguards all did well. There were a few behavior issues early in the season, but those were dealt with.

Lawn Care:

Lawn cutting went well this season. A couple areas need to be mowed by our company that have been missed. Hopefully, this issue has been resolved.

Clubhouse/Tennis Courts:

Several items in the Clubhouse need to be addressed. The areas are as follows: The Stove does not work. Rick Head will be looking for a new stove. The Girl Scout troop that uses the Clubhouse for meetings would like to give back by possibly helping to replace the carpet in the Clubhouse and purchase new window treatments. The computer in the downstairs office needs to be replaced. A retaining wall in the pool area needs to be replaced, Rick may

have found someone to do it for \$10,000 as compared to other bids between \$16,000- \$20,000. At the next meeting, Rick will go over more items that need to be taken care of. Mike is still waiting to hear back from Shield's Security for doing an update to our security system. Dennison is to work on parking lot potholes.

Social Events:

The Halloween Party is scheduled for October 20th. Volunteers are needed for Truck or Treat and to help run the festivities, for set up and tear down too! PLEASE look for more information on our neighborhood Facebook page.

Channel would like to start a group for Seniors in the neighborhood called Fridays for Seniors, Coffee & Chat. She hopes to get seniors in the neighborhood involved, to get to know your neighbors. Please watch Facebook for more information about this group.

Homes/Violations:

Burned house has had some work done, but nobody should be living in a trailer in the driveway. We will continue to monitor this situation.

The second dumpster pickup went well. We plan to have this city service back again next year. Thank you, Robyn & James for monitoring this event.

The large boat has been moved to the driveway. This situation will continue to be monitored.

Open Forum:

Robyn is continuing to collect signatures for getting speed humps on North Campbell. If you have not signed the petition, please do!

Tonight's Agenda:

Financial Update

- Checking Total: \$41,345
- MM Total: \$39,475
- Expenses YTD: \$102,687
- Overall Receivables:
 - 2024 Dues: 230 fully paid (88%) – overdue letters sent
 - Mike T to add/remove liens for accounts over \$1000 (17)
- Pool
 - **Pool season has come to a close and went pretty smoothly. No major technical issues this year and the pool only closed during normal hours for a few hours total across various weather events. Lifeguards did well, as did managing them and the process ourselves.**
 - **\$23k in salary/fees/taxes, \$32k for Johnson Pools, \$2k in certifications vs \$52k budgeted**
 - 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 continuing along. Area behind Harrison St was brought to Cory's attention, and he was going to address it with the crew. If this doesn't seem to be the case the past two weeks, please let Mike know.**
 - Still haven't heard back on fence repair on north side of Charlotte.
- Clubhouse/Tennis Courts
 - **Mike still waiting on callback on the security camera upgrade – good offseason project. 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. **Second dumpster went smoothly – thanks for James/Robyn for being available for it.**
- 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.

With no further business, the meeting was adjourned at 9:05pm.

Respectively submitted,
Debbie Mitchell, Secretary