

## July HOA Meeting Minutes

Held on July 12, 2020 at the Clubhouse

Those in attendance: Officers: President Mike Thomas, Vice President Brian Bonebrake, Treasurer Quinn Gregg, Secretary Debbie Mitchell

Board Members and Residents in Attendance: Jai Pate, John Spotswood, Karla Worthington, Cheryl Edmondson, Norma Sollman, Linda Calcote, Rick Head, Steve Scheerer, Joseph Herren, Lindsey Mrowinski, Tom O'Donnell, Susan Lewis.

President Mike Thomas called the meeting to order at 7:02pm.

Procedure: Mike said we have been very lax in following procedure as outlined in the Covenants, Restrictions, and By Laws Book. It states that only board members may make and second a motion. We will try to follow this rule more closely going forward. If a resident would like to make a motion about a subject, we'd like them to tell a board member or bring it up verbally and a board member can make the motion for them.

Financial Update: The numbers have not changed much since the June meeting.

Checking Total \$49,236

MM Total: \$17,336

Assessment Checking Total: \$108,221

Expenses YTD: \$42,333

Slow on receivables this month, 56 homes with money owed to the association, (around half are current year only), 79% collection rate.

No more payments have been made to Northland Pool for renovations or maintenance (these are two separate accounts). After the pool is

completed it will then be decided how much we will owe on both accounts.

Pool: Renovations: 9 board members met with Wes from Northland Pool 2 weeks ago for a question and answer session. Work continues to move forward, Blast Monkey was brought in to sandblast/finish demo, plaster subcontractor is working on tile and then plaster when ready, baby pool concrete was repoured, and main pool coping has been patched.

Wes plans to work on our pool every day, the goal is for the plaster to be in the pool by July 18.

Possible open date July 27<sup>th</sup> to August 1st.

After completion, the board will do a walk through to make sure everything has been done to our satisfaction, if something is not right, it will have to be corrected. Then, and only then, will there be a sit down with Northland Pool to discuss what concessions are going to be made for the ending price of this project. Also, warranties will not go into effect on the pool until the project is completed to our satisfaction.

The swim team will remain at Willow Farms this year but will return to our pool next season. This was a loss to our budget of \$2500.00.

We may have a pool key sign up this week, it will be posted if it occurs.

Covid Rules Review: A review of the rules (1-5) for pool use were looked at again. It was decided to allow guests, it was decided to put out 50% of the chairs at this time, by a vote of 8-5, this could change depending on how well rules are followed, they will have to be sanitized during the day, diving boards will open, no lap swim, no lost and found, pool will open at 11am, close at 9pm. Rules 6-10 will remain the same. You will receive a copy of the rules when you pick up your pool key and they will be updated on the website. You will also have to sign a waiver understanding your risk entering the pool area and clubhouse area.

Diving Board Rules: There will be a sign placed by the diving boards. Everyone is expected to adhere to these rules.

Lawn Care/ Greenway: Mowing is being done in a timely fashion. Spillway cleanup date will be announced. Quinn is working on a date to clean up the pool interior, he will need volunteers to help with this project, hopefully to be done in the next 1-2 weeks.

Clubhouse: Rentals are still very slow.

Free Library: Discussion about putting in a free library. Jai Pate made the motion to let a free library be installed. More discussion followed. Jai Pate reworded his first motion to state that we consider putting in a free library, but we need to discuss where it will be installed, how it would look, who would monitor it, we need a set plan in place before this moves forward. Motion was seconded by John Spotswood. This issue will be discussed further at the next meeting.

Covenants, Restrictions, and Bylaws: Discussion needed on several issues. Karla Worthington made the motion that this discussion be tabled until the August meeting. Quinn Gregg seconded the motion. Motion passed.

With no further business, Mike Thomas adjourned the meeting at 8:50pm.

Respectively Submitted,

Debbie Mitchell, Secretary

