

November 9, 2020

Present: Connie Conduct, Linda Strait, Kari Brashers, Pam Vaughan, Tom Bauer

Not Present: Ryan Nobles, Jill Fanning, Jacqueline Jadidian

Meeting called to order at 7:02PM

Approved October minutes.

October Financial Review:

There is a remaining balance of \$34.82 of the homeowner's dues for the year. The Board is waiting to receive the check via mail.

The Operating Expenses page looks correct; need Board members that associate with the vendors to review the charges as well.

Jacqueline was not present at last month's Board meeting but read in the Minutes there was not enough members to vote on the increase of the \$25 late fee on the website. Will the Board approve to have the \$25 late fee on the website increased to \$27.50 to cover the extra fees? So far, the Board pays for the extra fee in this area when a homeowner pays his/her late fees via website. Board voted and all were in agreement (5 members present – all in favor; none opposed).

OLD BUSINESS – NEW PROPERTY OWNER Information Packet, Pam, Jacqueline – prepared copies available. Tom took one to give to his new neighbors.

PROJECTS COMPLETED IN October – ELECTRICAL – Electric panel box replaced, Light fixtures over restroom vanities in basement replaced. Outlets at both Refrigerators replaced. CLUBHOUSE – Window shades in clubhouse replaced. Fan cover in main level restroom reattached. PLAYGROUND – Jungle gym repaired & other nails & screws reattached. FENCING – Privacy fence installed around trash dumpster in clubhouse parking lots. Chain link fence installed around pool equipment.

COMMITTEE REPORTS:

SWIMMING POOL MAINTENANCE: No updates.

CLUB HOUSE MAINTENANCE: No report other than already mentioned above regarding repairs.

COMMON GROUND MAINTENANCE – Tom Bauer

- Tree limb removal completed. Residents seemed pleased.

TENNIS COURTS AND PLAYGROUND MAINTENANCE – Connie has followed up a couple of times on the tennis court lights. J&J may not have equipment to address. They're old mercury lights and they think they just need to be replaced. Will budget for this next year

ARCHITECTURAL CONTROL COMMITTEE – No report.

COMMUNICATIONS – Jacqueline Jadidian - Last month's Minutes were not posted to the website in a timely manner. I sent an email to our website administrator, and apparently, she did not receive the emails that included the Minutes and Financial Report. They are now posted on the website since last week.

CLUB HOUSE SCHEDULING – No report.

MEMBER SERVICE (FORMERLY NEW OWNER WELCOME, SOCIAL & GARAGE SALES COMMITTEE) – No report.

NOMINATING COMMITTEE – No report.

AUDIT COMMITTEE – No report.

NEW BUSINESS:

- 1) 2020 Association accomplishments: Connie has outlined and board reviewed.
- 2) 2021 Association Project goals:
 - a. Tree trimming: Very important due to age of subdivision and maturity of trees.
 - b. Tennis court lights.
 - c. Replacing/repairing pool furniture (tables & lounge chairs).
 - d. Pool management for next year – consider paying someone to manage so volunteers don't have to do this daily work.
 - e. Islands need to be cleaned up in the cul-du-sacs. (4 of them.) Could space these out and do one a year. Tom suggested pouring concrete instead of doing rock. Will look like stone or brick but actually concrete. Wouldn't have to touch again for years. May require tree removal.
 - f. Tennis court transformation to pickle ball court.
- 3) Budget preparation
 - a. Income changes:
 - i. Do not plan to change property owner dues.
 - ii. Didn't have any income for clubhouse rental for this year, but should have some next year. Keep in budget for 2021.
 - iii. Associate memberships
 1. Cut off memberships this year due to Covid restrictions. Connie

suggested budgeting the same amount and considering increasing price next year but reducing number of memberships.

- b. Expenses:
 - i. Every item was adequately budgeted. Overbudgeted for insurance, because it didn't go up and we expected it to.
 - c. Clubhouse: No clubhouse improvements or major repairs anticipated for 2021. Reduce improvements to \$1,000; reduce repairs, maintenance, cleaning to \$2,000.
 - d. Grounds: Will increase tree/limb removal to \$4,000. Greenery/landscaping increase to \$3,000 address some or all of the island repairs. Add \$1,000 to mowing/hauling.
 - e. Pool Expense: Came in well under budget in 2020, but some of that is because we handled the pool house maintenance and we'd like to hire that done next year. Can reduce Internet/Phone to \$800. Agreed to reduce Buster Crabbe Pool Co. maintenance to \$7,500 based on this year's expenses and reduce Open/Close to \$2,500. Change Pool House Repairs to "Repairs." Add a line for Pool Management. Change "pool house repairs" to "repairs." Will budget \$3,000 for pool management and put the remainder into tennis court repairs.
 - f. Tennis courts: Need to cover light repairs. Moving additional \$3,000 for tennis court capital improvements.
- 4) Annual meeting: Ballots for budget and new board members approval will be included with December mailing and property owners can choose to return the ballot by mail with dues or drop by the clubhouse on January 25, 2021 from 7:00-8:00PM to return ballots, pay dues & discuss concerns or suggestions with board members. The number of people in the clubhouse will be limited to allow for safe distancing and masks will be required.
- 5) New Board Members & Committee Volunteers: The association board has 3 openings for full term of 3 years and an opening for a 2 year term to complete term of member leaving the board. The association is also needing volunteers to serve on committees to PLAN & MANAGE 2021 PROJECTS Including; TENNIS COURT LIGHT REPLACEMENT, PICKLE BALL COURT PAINTING, CUL-D-SAC ISLAND IMPROVEMENTS AND SWIMMING POOL MANAGEMENT. Anyone interested in serving on the board or the 2021 project committees should contact Connie Conduct. Call or Text 417-844-9810, email connieconduct@sbcglobal.net.