

September 14, 2020

Present: Connie Condict, Linda Strait, Pam Vaughan, Jill Fanning, Jacqueline Jadidian, Kari Brashers, Tom Bauer

Not Present: Ryan Nobles

Meeting started at 7:03

Minutes from August reviewed via email and approved.

Financial report: August Financial Report – The homeowner dues budget shows \$739.82 remaining. Currently have four outstanding fees due; one from the first half of the year and three from the second half of the year. One homeowner did make a partial payment of their late fee, but did not pay it in full, so they remain on the past due list. The Pool Associate Members Fee has not changed; the Board sent warning letters to two families about adhering to the pool rules, and they had the option to discontinue their pool membership and receive a pro-rated refund. I believe the two families did not want to discontinue their membership. Under Pool Expenses, line item Pool Improvements we are \$344.23 over budget, and under Tennis Courts/Playground, line item Repairs/Maintenance we are \$187.49 over budget (from work done in December that wasn't billed until January – budgeted for work last year but expense billed in 2020). The Guaranty operating account reflects bills paid/money transferred for part of July and the rest in August.

Communications – For August none. September I emailed Kylie, web designer, to update the pool news re: closing the pool a week early as well as send an email blast.

\$700 outstanding bill from Carnahan White for fixing the gate.

Still will owe Buster Crabb / Pool end of season / closing. (From end of July through end of pool season.)

NEW BUSINESS

- Combination to lockbox on front door & location of other keys to building.
- Volunteers for 2020 Committees.
- New board members – Nominating Committee. Will need 2-4 new board members

OLD BUSINESS

NEW PROPERTY OWNER information packet: Pam / Jacqueline. Pam will work on it this week. Jill suggested PDF'ing it. Pam will make some copies to keep on hand and share with new residents.

COMMITTEE REPORTS:

SWIMMING POOL – Pam Vaughan – Season is over! It went as well as could be expected.

Talked about budgeting for someone to close the pool and clean the club house every night next year. Or could pay Buster Crabb to come 3X per week instead of just 2X.

There were some issues with the pool hours that we chose. Adult swim time was appreciated by the adults, but not by others... With 2 days not opening until noon, and then 2 days with adult swim until 10, some families with kids/grandkids felt inconvenienced. Talked about opening earlier each day. Consider doing traditional Memorial Day Weekend through Labor Day weekend next year to avoid issues with leaves.

CLUB HOUSE MAINTENANCE: Connie on behalf of Ryan Nobles:

- Reviewed bids to fence dumpster area. Anchor & Robinson gave us bids. \$3,000 for Anchor vs. \$2,250 for Robinson. Agreed on galvanized chain link. All voted to accept Robinson bid.
- Electrical work to replace breaker panel in basement – J&J Electrical. Connie spoke with them to notify them that pool is closing and they can come and do their work.
- Window shade installation – Bob Baldwin will come install shades and work on playground (board fell off the playground gym roof). Should be coming in about a week.
- Roof inspection – A1 Guarantee. Connie spoke with Jim Gartner. Will be a couple of weeks before they can come do an inspection.

COMMON GROUND MAINTENANCE – Tom Bauer

- Tree limb removal: Tom spoke with Certified Tree Tech (Shawn Gunnels – ISA Certified Arborist). Charges by the hour/day/half day/etc. Rate for ¾ day is \$1,100. Tom did get confirmation that legally we are not responsible for anything hanging over others' property, but since we have a budget for it we would like to go ahead and provide for the neighborhood. Group approved \$1,100 for this expense.
- Landscape bids for front of clubhouse (Connie) - Purvis bid was \$6,604.87. Amber Cover \$2,178. Need to verify insurance, but everyone was agreeable to going with the less expensive bid. Can take out of Clubhouse Improvements & Landscaping budgets. Approved by all present.

MOWING FOR 2021 SEASON: Need to develop a list of mowing/trimming expectations to obtain bids for next summer. Purvis team is doing a great job, but need to consider spacing mowing out during the hot months as well as late September and October but extend through November so the leaves are mulched.

TENNIS COURTS AND PLAYGROUND MAINTENANCE – Jill Fannin – Playground grass in mulch, jungle gym repair (Bob Baldwin), Tennis Court light (J&J Electrical when they come to work on breaker panel).

ARCHITECTURAL CONTROL COMMITTEE – Ryan Nobles – New owner request for approval

of fence – needs form. Connie will request the forms from Ryan.

Tom Bauer – Linda Pegg, Deck project. Linda filled out application. Has bids from 3 companies and has selected the Deck Company. Building a much bigger deck (two levels), Tom shared all the details. Screened, electric, will get proper permits, changing shape of roof. It's a patio home. 3 months before they can start. Board approved of the plan.

COMMUNICATIONS – Jacqueline Jadidian: Contacted our web designer to update the website regarding the pool closing and had her send an email blast.

CLUB HOUSE SCHEDULING – Linda Strait. Nothing to report.

MEMBER SERVICE (FORMERLY NEW OWERN WELCOME, SOCIAL & GARAGE SALES COMMITTEE) –

NOMINATING COMMITTEE – Chad Gilmore has volunteered to be on this committee.

AUDIT COMMITTEE – Chad Gilmore has volunteered to be on this committee. Helped Connor with it last year.

Meeting adjourned at 8:31.