



MINUTES

HOA Board Meeting

12/9/2019 7:45 PM | Meeting called to order by Michele Valencia

In Attendance

Board Meeting: Michele Valencia, President; Mark Pfister, Vice President/Treasurer; Ashton Green, Secretary; Bill Klinger, Director at Large; Jason Lowe, Director at Large; Julie Hutto, Director at Large; and Nick Desenberg, AIO – Managing Agent

Approval of Minutes

The minutes from June 2019 meeting submitted via email and approved

Officer's Report

- Community Events since the last meeting: Chili Cookoff was rescheduled due to weather; had a negative impact on the turn out, B2S BBQ, Cookies with Santa
- Upcoming - Easter Egg Hunt: scheduled for April 2020; largest expense; last event of our fiscal year.
 - Fiscal Year Starts May 1
- Discussion regarding pre-selecting board meeting dates - second Monday of the last month of the quarter
 - Tentative Dates 2020 @ 7:30pm
 - 3/9 - send out notice of annual meeting
 - 4/20- Annual Meeting at 7:30pm
 - 9/14
 - 12/14
 - Replacement Mailboxes- Mike Parks (1st at \$259- standard for neighborhoods). Jason will set info on website and send to Nick for mass send out

Treasurer's Report

- Approximately \$54,136.06 in Current Assets
- Reserve \$34,192.69

Unfinished Business

- Covenant Filing Updates - Need to get notarized, filed, and sent off (Nick)
- Collections - 1404 (defaulted) and 1477 (pending update- arrangements have been made)

Special Orders

- Common Area
- 2020 Budget: bob Taylor

- New Practice board for Tennis courts (\$1500) - Approved addition
- Entry Christmas Decor (Double check power/Electrician(Steve Schebler)) Decorations by weekend - Michele and Julie
- Basketball Goals in attic- leave alone for the time being
- New Card Entry installed on Pool Gate - pending additional info and 24 hr access card (include at annual meeting; 2nd can be purchased for \$25)
- Property ownership rights at front right entrance
 - tree logs and brush clean up
 - Mentioned to RGS- nothing has been done
 - Nick got an answer on boundary lines
 - HOA doesn't own the area, so homeowner is responsible
 - Does HOA want to assist with initial clean up?
- Need to clear drainage ditch in common area - 3 small trees growing in it and lots of other vegetation. RGS has not done anything yet - Nick will follow up with them
- Considering mulch vs pinestraw
 - stay with pinestraw and tell RGS to be more mindful about blowing it away during leaf cleanup
- Take out remaining ugly bushes along sidewalk to pool. Replace areas with sod or install small plants, etc. like on other side
 - Nick will get price from RGS
- Playground
 - consider thick rubber mats to go under bottom of 3 slides and under swings
 - Bob will be getting quotes
 - Estimate for covering over playground area- beneficial in summer heat
 - Nick will get estimate
 - other options: tarps, sunshades, etc. \$5K budgeted
- Memorial Area
 - Bob can work on an estimate for improving appearance
 - Nick following up with RGS about more dirt to level the area, plants, rock path, etc.
 - shop around if still no response to Nick
- Clubhouse
 - Events Sign/message board in front by street
 - Nick will send classy options
 - Michele will work with Kimberly Dummett
 - Need to paint clubhouse up under the eaves of the upper windows, other window seals, shutters, etc. Inspect other areas of siding
 - Get quote from Chris Manley for exterior paint
 - Nick will send additional quotes
 - consider moving trash cans to another area and/or building a fence around them
 - All members pontificate on this

New Business

- Revisit Front Entrance Sign in 2020 budget
 - Bring up at annual meeting (2/3 vote not needed)
 - Just maintenance, not changing

Next Meeting

3/9/2020 at 7:30pm

Meeting adjourned at 9:27 PM

Respectfully submitted by Ashton Green, Secretary