



HOA Board Meeting Agenda

March 23, 2021; 7:13 pm Meeting called to order by Michele Valencia

President: Michele Valencia
Vice President/Treasurer: Mark Pfister
Secretary: Brianna Williams
Director at Large: Bob Taylor
Director at Large: Jason Lowe

Director at Large: Julie Hutto
Director at Large: Bill Klingler
Director at Large: Erick Rock
Director at Large: Brian Agee

Managing Agent: Nick Desenberg, All-In-One (AIO)

Quorum Requirement met

Minutes from November Board Meeting Approved via email

No Action

Treasurer's Report – As of 2/28/2021

Michele Valencia for Mark Pfister

- Operating Acct - \$37,300.61
- Reserve - \$46,762.05
- Total Assets - \$84,062.66
- 2020-21 Budget Status
- Tax Returns: Michele will request to have the tax preparer send the documents to her via mail to sign and return
- Nick will request abatement from the water company due to water leaks last year.

ACC Business

Open

- Committee Expansion: Amanda Wojcikowski and Brian Agee.
- Committee will only require 3 votes for a decision (out of 5 members total)
- Addressed delinquent property with judgement.

Special Orders:

Michele Valencia

- Pool Opening/Closing Dates:
 - Sat, May 8th – Mother's Day Weekend, open as normal. May include some additional signage per CDC.
 - Pool will close on October 3rd
- Pool Entry, Opening, and Closing Process
 - Waivers not required, but we may add a general waiver.
 - Pool Cards still required
 - Michele will make a post on Facebook asking for volunteers (likely responsible teenagers) to help with pool opening and closing. At least one teen has expressed interest in helping already.
- Clubhouse Rentals – Max Occupancy of 25 people at a time
- Limitations on future Events: Events will include social distancing and precautions until further notice. Events Committee will monitor recommendations from the CDC and Governor Kemp in making decisions about future events.
- Annual Meeting: Will likely be virtual, or outdoors with a virtual option.
- Jason Lowe, Michele Valencia, and Bill Klingler are all up for renewal as HOA board members. All wish to continuing serving on the board.
- Security system needs to be updated to military time. Some cameras may need to be updated or replaced. We may add a camera to the tennis court entrance depending on cost.
- Landscaping issues reviewed. Nick agreed to discuss concerns about pine straw and replacing dead plants with landscape management company.
- Nick agreed to request playground-safe mulch added to the playground in Spring.
- Electronic key card system will be added to tennis courts as well.
- "Wall Ball" will be allowed on the tennis courts to residents who have key cards. Parents of minors will be held responsible for any damage done to tennis courts due to misuse. Tennis players take precedence over Wall Ball.

2021-22 Budget

Open

- Tennis Court Resurfacing - \$8,255 (Already Approved – ½ 2020 budget / ½ 2021 budget)
 - Adding Pickle Ball Lines - \$300/set (\$600/both courts)
- Pool Furniture Repair: Nick will contact the pool furniture repair company,
- Additional Pool Furniture Purchase from 2020 Budget?
- Clubhouse A/C Unit to be serviced
- Electric gate for tennis courts
- Additional Signage for “SLOW: Children at Play” or “Drive Like Your Kids Live Here” (red)

New Business

Open

- Old HG Signs – a resident asked for them. Michele will talk to signage people to see if they're worth any money if we recycled them.

Adjourn 9:10 pm

Michele Valencia