



MINUTES

HOA Board Meeting Agenda

June 4, 2019; 7:10pm -Meeting called to order by Michele Valencia

In Attendance

President: Michele Valencia
Vice President/Treasurer: Mark Pfister
Secretary: Ashton Green
Director at Large: Bob Taylor
Director at Large: Bill Klinger
Director at Large: Jason Lowe
Director at Large: OPEN

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

Review and Approve Minutes from April Board Meeting

Ashton Green

- Not required for Annual Meeting – No homeowner quorum

Officer's Report

Michele Valencia

- Julie Hutto appointed to open Director at Large position
- Appointment of new Clubhouse Chairperson: Mariah Case
- Removal of Pool Chairperson and primary Pool Monitor, Kathy Longmore (Any questions?)
 - Leaves Pool Chairperson as Open
- Improvements (Steve Schebler) and Grounds Committee (Open)

Treasurer's Report: (as of 5/31/19)

Mark Pfister

- Operating Cash: \$95,492.32
- Reserve: \$34,091.29
- Total Assets: \$129,583.61
- Reports show no payments from 1404
- No Property Closings to provide to Welcome Committee

Special Orders:

Common Area Improvements:

Michele Valencia

- Landscape extension at front entrance **[Hold off for current time]**
 - Inquiry/request for outdoor electrical outlet for Christmas lights
- Entrance Sign update (suggestions from Kimberly Dumett) **[Reg. 2/3 vote Required]**
- Swing selection for playground **[4 swing set: 3 swings + 1 Toddler Swing]**
 - Bob Taylor will get final quote for Memorial Bench and Benches
 - Mulch – cost for delivery, dump, and workday **[Decision]**
 - RGS Landscaping stated partial mulch delivered and raked in a few months ago ??
- Grill selection and install **[Grill chosen]**
 - Request for water at gazebo denied - > water hose is close by
- Motion light and extra security camera for inside Gazebo (concerned residents) **[Hold off for current time]**
- Potential addition of Bocce Ball Court – need ~\$500 supplies and workday **[Hold off for current time]**
- Remove overgrown bushes under trees at playground for shaded seating **[Estimate pending by Bob Taylor]**

Bob Taylor

Pool Monitor, Parties, and Rules:

Michele Valencia

- Compensated Pool Monitor vs. **Proposal for Community Volunteers [Decision]**
 - Current is 21 hrs/week at \$10/hr for 20 weeks = \$4200 (2019 Budget: \$4500)
 - Hours for Pool Monitor have not yet been submitted or paid for 2019
 - Notification of release to AIO and approval for hours requested
 - If compensated – addition of mature high school/college teens?
 - If uncompensated volunteers only – communicate to existing committee
 - Create calendar for scheduling Open/Close rotation
 - Handled by Pool Chairperson?

Nick Desenberg

- Pricing for lifeguard(s)
 - Implementation for 2019 would be Special Assessment
 - Requires meeting and 75% majority vote of homeowners
 - Implementation for 2020 would require budget approval at Annual Meeting

Michele Valencia

- CPR class offering **[Potentially paid for by board for certain number of slots]**
 - Teaches CPR and First Aid
 - Certification is good for 2 years
 - 4-6 hours, and up to 10 people/class (likely a Saturday class)
 - \$50/person
 - Teacher comes to us and provides all materials
- Electronic Card Entry System **[Will gather additional quotes for comparison.**

Holding off on final decision]

Michele Valencia

- Cost, process, and maintenance
- **Could this be installed with savings from pool monitor budget?**
- Requested quote for repair of broken chair straps
 - Option of DIY repair – Bob sent details via email
- Potential purchase of additional lounge chairs (\$143 each) **[Hold off for current time]**
 - **With savings from pool monitor budget?**
 - Would this be an option for 2020 if less priority over Card Entry?
- Hedges by front fence line at pool - drastic cut-down for mosquitoes and air flow
- Greg to pressure wash the pool deck -Discuss with pool guy
- Pool Parties: (attachment)
 - Parties cannot be held during holiday weekends
 - No weekends?
 - Other thoughts
- Pool Rules: (attachment)
 - Posted rules are from 2016 and need updating (website and message board)
 - Add “No Vaping” to rules
- Pool Signage Requests:
 - Pool Hours
 - Address (2 – for road facing and pool facing) for emergencies or other

Bob Taylor

Bill Klinger

Unfinished Business:

- Covenants - Proxy status and door to door efforts
- Update on John Carpenter Memorial Fund

Michele Valencia
Bob Taylor

New Business:

- PayPal for Clubhouse rentals
- Other

Michele Valencia
Open Floor

Adjournment at 9:43

Michele Valencia

Next Meeting: TBD (Dec. 9, 2019 @ 730pm)