



HOA MEETING MINUTES

October 13, 2021

Call Meeting to Order at: 7:02pm

Roll Call: Jerry Goedert, Doug Schultz, Bob Creighton, Catherine Smith

Committee Chairs: Leslie Kepler, Dan Lantz

Homeowner: Eve Smith, Dave Mullaly

Other: James Phillips (landscaper)

June & July Minutes: approved

OFFICER REPORTS

- Treasurer's Report—Balance sheet looks good. Income: we made \$1K on collections for past due amounts. Buildings/grounds: still have high electric bill and has not yet gone down for fall. Admin expenses are up because of legal fees and supplies associated with mailings for CCR Amendments. No credit from Swim Club Management yet.
- President's Report—Special HOA Board Meeting 9/23/2021 to approve poolhouse renovation contract, define scope of work to the renovations, and decide the way to pay for it.

UNFINISHED/OLD BUSINESS

- CCR Amendments: Ballot return by date, Board members and homeowners will be responsible for certain streets and reaching out to homeowners missing ballots.
- Poolhouse renovations: HoneyDo is getting started on renovations, Jerry looked at the fixtures and materials and with tax went over budget. Postponed HVAC replacement until all costs are in for renovation to see if we come in under budget. Agreed to get new quotes on HVAC replacement, as well.

COMMITTEE REPORTS

- LANDSCAPE COMMITTEE Dearness provided landscape design for 6 areas at 3 different entrances for C2 for Spring annuals/flowers, more perennials. Landscaper noticed scale issue on the Crepe Myrtles that needs to be treated and Leland cypresses are going to die sooner rather than later and we need a plan for how to pay to take them down. New fund to save to cut down trees. Suggest a one-time special assessment voted on by the community with special meeting. Spoke with 3 different companies for quotes on maintenance—Superior Landscaping, Huntersville Landscaping, & TerraGreen.
- WELCOME COMMITTEE – no update.
- SOCIAL COMMITTEE—"Falloween" well attended, C1 meeting next week re: WinterFest
- POOL COMMITTEE—Naomi is getting prices on pool updates that are necessary for opening next summer
- ARC COMMITTEE— 2 requests, 1 outstanding for solar panels. Placement of solar panels can be dictated by the HOA/ARC but cannot be denied for installation.

NEW BUSINESS Continue Meetings under pool pavilion as weather permits. January 2022 Annual Meeting may be postponed with Covid/indoor meetings. We will evaluate closer to time.