



HOA MEETING MINUTES

March 17, 2020

Call Meeting to Order at 7:00pm

In attendance: Jerry Goedert (President), Addy Barton (Vice President), Doug Schultz (Secretary), Dave Mullaly (Member at Large), James Phillips (Landscape/Maintenance).

Motion to ratify the February minutes; was seconded-all in favor, motion passed.

OFFICER REPORTS

Treasurer Report: Assessments collected in February were \$38,184, which is stronger than the collections in February 2019 of \$31,543, and down from the prior month of \$55,699. January assessment collections are historically stronger than subsequent months because some houses pay their entire annual assessment in the first month. Unpaid assessments at February 2020 are \$8,096 compared to \$7,305 a year ago. At the end of January 2020 there were 27 houses that had not paid their assessment, compared to 32 houses one year ago. Late fees were assessed beginning in February on unpaid January assessments.

Cash expenditures in January were \$11,203, which is \$4,000 higher than one year ago, and \$2,400 lower than January. Recurring expenses (Landscape, Electricity, Trash, Water, and Management Fees) were \$6,352 in February compared to \$6,392 in January. Other expenses in February were: \$3,420 in Pool Contract fees, \$525 for Office Supplies and Postage relating to mailing of statements and notices about the annual meeting. Items to consider: 1-The reserve for Trail/Park/Playground is a negative \$15,739 because we pulled cash from other reserves to pay for the new playground. There was discussion in a prior meeting about clearing out the negative balance to bring it to zero. I recommend we do that because it gives a false sense of the size of other accounts. If we spread that negative \$15k proportionately across the other 4 reserves (General, Landscape, Pool, Paving) those balances would be reduced from the amounts shown in the table above to: General: \$15,919 Landscape: \$3,463 Pool: \$12,229 Paving: \$7,974. 2-The Board approved bring the negative balance to zero by reducing the General Reserve. 3-Due to recent downturns in the value of investments and reduced pay for various service sectors we should anticipate a slower pace of assessment collections this year and expect the need to slow our expenditures.

President Report:

- We have created a Welcome Committee, and assigned a chairperson: Congrats, to Jessica Wilson.
- After some intense talks between the HOA President and Brian with Swing Club Management Group, they have agreed to credit half the bill back to the HOA for the past water bill.
- We have amended the Landscape Contract, so it now follows a (January-December) calendar year.
- Gage Gage Pit discussions have been deferred until a later date.

UNFINISHED/OLD BUSINESS

- **Webpage for Updating Info:** We have a new Information Page up and running on the site.
- **Pool Parking Lot Resurface and Striping:** The Resurfacing and Striping the Pool Parking Lot will be in April. At that time the lot will be unusable (parking/basketball, etc.) for a short period of time.
- New cameras have been installed at the pool. They record audio and video.

COMMITTEE REPORTS

- **LANDSCAPE/MAINTAINANCE:** Homeowner raised concerns (safety, airflow, bugs) about shrubs at the fence at the far (deep) end of the pool. The Board has Tabled this discussion until a later date.
- The Board has decided to replace Pine Straw with Pine Fines, in the natural areas as it would be a better RIO.
- **ARC COMMITTEE:** Nothing to Report.
- **SOCIAL COMMITTEE:** Nothing to Report
- **POOL COMMITTEE:**
 - **Update on Quotes on Pool Deck repairs:** Vendor has been selected to repair the cracks and expansion joints at the pool.
 - **Update on quotes for new contract:** The Board has Tabled until a later date.
 - **Update on Meeting with Jacob (new Area SCMG Manager):** Nothing to Report

New Business

- **Verizon Proposal (Purchase Easement):** The Board has Tabled until further notice.

Next Meeting April 21, 2020 @ 7:00 PM at Swim Club Management

9800 W Kinsey Ave #135 in the Huntersville Business Park