



HOA MEETING AGENDA

Via Zoom

May 12, 2021

Call Meeting to Order at: 7:03pm

Roll Call: Jerry Goedert, Doug Schultz, Naomi Bourque, Bob Creighton, Catherine Smith **Hawthorne Management:** Sue Patrick
Committee Chairs: James Phillips (Landscaper), Leslie Kepler (Social), Dan Lantz (Landscape) **Homeowner(s):** Dawn Durning

April Minutes: Approved

OFFICER REPORTS

Treasurer Report Total Cash on hand 4/30/2021 was \$193,351 compared to \$148,724 one year ago and \$173,131 last month. YTD cash receipts through 4/30/2021 were \$156,639 compared to \$154,262 in 2020. Expenditures through 4/30/2021 were \$50,962 compared to budget of \$57,195 & \$54,099 in 2020. Assessments are 86% paid at this point in 2021. Our financial condition appears to be good as we head into portion of the year where revenue slows down and expenses, mainly the pool, pick up.

President Report Jerry out of town for June meeting.

UNFINISHED/OLD BUSINESS Rental Limitation language discussion. Application to current homeowners. A fixed number of rentals permitted, put in Guidelines after attorney polishes verbiage. Formation of a Rental Committee to keep up with leased homes with assigned homeowners who monitor certain streets & notify real estate agents of restrictions as soon as house is for sale. Ask landlord for leases to make sure there are no month-to-month rentals if prohibited. Between each tenant, if rental cap is reached homeowner goes back on waiting list. Sellers' obligation to notify the buyer of rental restrictions.

Poolhouse renovation estimates. Jerry is meeting with someone next week and will show him 2005 plans to illustrate what type of meeting space is needed. Board will review whenever estimates are returned.

COMMITTEE REPORTS (SIMPLY UPDATES. NO VOTING)

LANDSCAPE/MAINTENANCE Tree on Henderson Hill. An arborist provided a letter detailing concerns, which is being sent to the homeowner. McIlwaine drainage issue. James Phillips will follow up with DOT contact. Dan will contact Energy United about lights by the end of the week. Flowers installed in common area. Responsibilities for Landscaping Committee language updated and close to finalized. The holly bush project behind the pool fencing will begin this week, which was approved 4/30. Shrubs trimmed 3x/year per contract but Committee noticed overgrown shrubs, specifically one right next to the pool house on the parking lot side. Since last meeting, irrigation controller on McIlwaine and Henderson Hill approved 4/30 for \$200. Committee members noticed a lot of bare common areas and hope to set aside additional funds to install plantings. Committee to put together a plan. Maples at McIlwaine & Stratton Farm are getting overgrown. While those are not common areas, neighborhood has an easement to maintain the look of those trees/hedges if needed. Landscaping contract lapses at the end of the year, anticipate requesting bids for new contracts in Aug/Sept 2021.

WELCOME COMMITTEE Jessica Wilson will continue on Committee, will not attend meetings, but will keep Jerry informed of how things are going offline.

SOCIAL COMMITTEE Dawn Durning is liaison between Pool and Social Committee. Only expenses so far are Easter Event & kickballs. Need to identify dates and publicize kickball for all ages through signage, social media, and email list. Met with C1 on 4/29 re: shared events.

- Memorial day- Pinwheels with labels for names, available to commemorate someone and use to decorate along the pool sidewalk
- June 12th (19th rain date) movie night at C1 lawn, share cost of the movie and snacks
- July 4th decorated pet/bike/trike/wagon/scooter parade at the C2 pool parking lot, Fire Dept truck?
- July 17th Adult Swim at the C2 pool – games (Bingo, Plinko, Limbo) and some food either from 8-10pm or 9-11pm
- Oct. 2nd (9th rain date) Fall/Halloween event – probably at C2 pool parking lot and field, no trunk or treat planned
- Dec. 11th Winter Fest at C1 pool/lawn – they are looking into a horse drawn wagon for “sleigh” ride

POOL COMMITTEE Naomi will need most current list of whoever has not paid HOA dues the weekend before Memorial Day for pool fob delinquency. Swim team will be at the pool starting 5/17 weekdays. First two weeks will be 5-7pm until school releases. Starting Memorial Day, swim team on weekday mornings. Official pool opening 5/28. Issue with the phone registering the address to the monument rather than the pool house for 911, attempted to resolve with AT&T but it was still malfunctioning. Had to reschedule pool inspection for 5/14. Naomi will announce that fobs will be live 5/22-23 to test & have Sue send out an email. Meeting the lifeguard team 5/21 at 5pm.

ARC COMMITTEE During the month of April, there were 6 ARC requests for shutters and windows, black aluminum fence, massive fill dirt in their backyard, & changing front door color. All approved except the metal fence. CCR draft changes have not been updated yet. Committee is concerned with lack of interest from community to get CCR changes approved. Board agreed individual ballots for each line-item change to the governing documents would be the best option to submit to the community for approval and to combine Rental Restrictions + ARC language updates to save on legal fees.

NEW BUSINESS: Newsletter layout update request needs to be discussed with Catherine Greenberg.

Board meetings in person again starting 7/14 at the pool pavilion (reserve); start meeting in Swim Club's boardroom after that.

Jerry had someone looked at HVAC that cools the bathrooms and the lifeguard room. The HVAC is so old that it cannot be updated and must be replaced. If we end up renovating that building or adding a meeting room, we will replace.