



HOA MEETING MINUTES

August 11, 2021

Call Meeting to Order at: 7:05pm

Roll Call: Jerry Goedert, Doug Schultz, Naomi Bourque, Catherine Smith

Committee Chairs: Leslie Kepler & Yasna Welsh (Social), Dan Lantz (Landscape)

Homeowner: Eve Smith

June & July Minutes: approved

OFFICER REPORTS

- Treasurer's Report—YTD received \$188,437 assessments (full year is \$194K). Small portion owed by 8 homeowners. Budgeted payments of \$2,500 for the swim team were paid in July. Total cash balances are \$154,740 at 7/31/21 compared to \$123,329 at 7/31/2020.
- President's Report— \$250 official invoice from SCM for pool repairs; started FB post re: September Vote for CCR changes; changes in pool hours due to lifeguard staffing issues as a result of Covid; sent a "Fine" letter to homeowner who had a recent hearing and failed to fulfill promised changes.

UNFINISHED/OLD BUSINESS

- CCRs Change Cover Letter: Change/update language. We have until after Sept. 6 to get the cover letter & ballot out.
- Estimates on Pool House: Doug got one contractor out to quote for meeting room addition, but hasn't received the quote yet. 2nd Quote on Pool House Renovations- Doug also got the contractor to quote on this.
- Code of Conduct Forms: Modify for Committee Chairs— Dan sent draft day of meeting, will work on it and have it for chair people by next meeting.
- On Boarding Process for Board and Committee Chairs— Progress Q&A- Handbook: What are the processes and procedures for making arrangements for events? What things need approval from the board? How is petty cash handled? What are the things the committee handles typically? How to get reimbursed by Hawthorne? How to get into OneDrive? How to get into calendar?

COMMITTEE REPORTS

LANDSCAPE/MAINTENANCE—Landscape Designer Progress: Dearness Gardens has \$100 consultation fee for 1 hour to walk property and \$100/hour to come up with design. Likely want consistent design throughout the monuments (would save money). Christina Guthrie Fine Garden Design & Pike's are other options. RFP process for new landscaper, want to have 3-4 landscapers out and will start next week so new landscapers can start by January. We need it by October/November. Stump removal, landscaping edging and erosion control behind pool deck.

WELCOME COMMITTEE – no update.

SOCIAL COMMITTEE—"Falloween" costume event 10/2/2021 from 2-4pm at C2 pool parking lot, need volunteers to help coordinate games. Raffle for the adults. 12/11/2021 WinterFest at C1 pool/lawn. Labor Day Event Discussion- no event scheduled this year. Typically an ice cream truck or food.

POOL COMMITTEE— Met with Jacob at SCM, huge shortage with lifeguards and need to cut hours way back. Announced to community through Hawthorne Mgmt email & FB announcement. Lifeguards testing positive for Covid or exposed and must quarantine. Starting 8/16, we are closed during the week. Fridays (starting 8/20) 4-8pm, Saturday and Sunday 1-8pm. Friday 8/27 4-8pm, Saturday & Sunday 4-8pm. Labor Day pool will be open 1-8pm. Closing a whole week earlier than initially agreed upon. Will get a refund back on our contract.

ARC COMMITTEE— 4 requests in July. All were approved. 2 for siding and color, 1 for a front door replacement, and 1 for some landscaping work that probably did not even need to be submitted.

NEW BUSINESS Continue Meetings under pool pavilion as weather permits.