

## HOA Board Meeting Minutes; Tuesday, January 8, 2013

Attendees: Karen Beaver, Dave Brown, Ken Houseman, Karen Grattafiori, Ginny Rendini, Denise Hinds

- December 2012 Meeting Minutes-Approved
- Board Assignments for Individuals
  - Put contact information on the website
  - All board members positions the same
- ARC Communications-Jim M
- Pool
  - Wrist Band Ordering is being done
  - Jinny is going to meet Splash on pump room issues, other items, and potential new slide options. Meeting January 12, 2013.
- Social Committee Information-Karen Grattafiori
  - 2013 Long Term Plans-Karen to put a proposal out for events in 2013.
- All-In-One Property Management
  - Financials-Current; Deposit to Long Term Account-Reserves of 19K.
  - Covenant Revisions-2<sup>nd</sup> Mailing with the old and new with a table that identifies the change-Board members to walk the paperwork around.
  - Denise to schedule meeting with potential new attorneys for BF Home Owners
  - Cancel current attorney by providing letter, notifying them that we would no longer be utilizing there services, and requesting copies of our current suit files.
- Security
  - Status of Security-on hold until spring time
- Club House
  - Trim to be fixed along ceiling
  - Green Door approved for \$200 for the 12 months
  - Iron art work approved at entrance
  - Paint quotes to include the Clubhouse, Pool House, Mail Boxes and Signage
- Landscaping/Common Property-
  - Plans for Spring Plantings with Tommy Smith
  - Mulch this spring to be checked on.
- Tennis
  - Crack evaluation due to roots
  - Light on the court pointing to parking lot; need to schedule with SE Tennis.
- New Business
  - Exhaust Fan for the Pool Bathrooms-Will be done in spring, vented out the rear
  - Future project-tear the deck from the tennis pavilion and replace with Trex or comparable system. Ken to get budget pricing together.
  - Outside furniture awning area, and refinishing the existing chairs. Stain and clear coat for outside use.
  - Barb wire on top of the gates and fence. Getting a quote for small hole fencing.
  - Mail Box and Signage paint company to paint all signs. Price Quote to be reviewed and Board vote for we will want this done in the spring.