

May 10, 2016

HOA Board Meeting Minutes

Attendees: Matt Sands, Ricky Dawkins, Denise Hinds, Ginny Rendini, Dave Brown, Kirk Mays, Karen Grattafiori, Jim Maer, Scott Boetig, Pete Hilbig, Valerie Makant

Ricky Dawkins and Matt Sands attended the meeting to discuss letters they received regarding the maintenance of the fencing on the back of their property. Ricky also stated that John and Betty had similar opinions about the fence maintenance. These homeowners stated that they understood the fencing belonged to the Brown's Farm common area and want the HOA to maintain the fencing. The fence has been maintained by the HOA in the past, but the fencing is on the homeowners' properties and is not part of the landscaping buffer. After lengthy discussion, the Board agreed to further discuss the issue after obtaining more bids for repair of the fence as well as bids for building a new fence.

ARC – Jim Maer stated that the ARC committee has recently lost 2 members and those members need to be replaced. Several ongoing issues were updated.

Pool—Pete Hilbig and Ginny Rendini-- The postcards that were mailed to homeowners had the wrong date for opening day. The correct date was May 7th. Wrist bands will be given to homeowners on May 14th after adult members for each household have received an updated copy of the pool rules. Resurfacing of the slide was discussed. Resurfacing will require shutting the slide down and the Board decided resurfacing should be done during off season times. Scott suggested a switch be installed outside the pump room for operation of the mushroom and the slide. The current switch is too difficult to access. Jim Maer will talk to his son who is an electrician and see if new switches are feasible. Stenciling needs to be refreshed around the pool. The gate for the pool needs to be replaced and bids are being sought. Pete expressed difficulty in getting bids in a timely manner. He thinks we will be able to get the gate repaired soon.

All-In-One – Denise Hinds discussed the Budget and says it looks good. One electric bill was high. Valerie agreed to be more diligent about checking the thermostat at the clubhouse. Everyone using the clubhouse should reset the temp to 80 degrees in the summer before they leave the premises.

Recent violation letters sent to homeowners. Board members agree some of the letters were not merited. In the future, violations will be reviewed by a Board member before letters are sent.

Landscaping—Kirk said everything was going smoothly with the landscaping.

Tennis—Scott Boetig--Ginny reported 10 new chairs were purchased for the tennis deck area. The new tennis deck project has been completed. Many thanks to all the homeowners who

volunteered time and talents to get this done. Special thanks go out to Dave Rendini and Kenny Houseman. Scott reported Reservemycourt.com was working well for the most part. All-In-One to contact Marshall Dye with Court Makers for follow up service regarding imperfections in tennis surface. Jim Maer gave a few estimates for backboards on the tennis court. Some Board members are concerned about noise created by such backboards.

Clubhouse—Valerie said clubhouse was being used frequently with no problems. Thermostat settings were discussed. The maid service finally presented her bill for cleaning and the bill was paid.

Miscellaneous—Denise will check current contract with American Disposal. One week of free dumpster service was supposed to be in the contract. American Disposal will be contacted regarding the dumpster.