

## HOA Board Meeting Minutes

Tuesday, July 10, 2012

- June 2012 Meeting Minutes-Approved
- ARC Communications-Jim M
- Pool Discussion
  - Pool Suggestions from Home Owners
    - Reworking the bathrooms-not in the near future, other items such as pool room are higher on the priority list.
    - Hand Railing on steps to lazy river-steps met code requirements without hand rails; hand rails are not required, cost is approximately \$1000 each and not required.
  - All in One to send Pool Management Company notification of the following issues:
    - Life Guard-Needs to stay on corner of pool, resident had to ask the life guard to move from shade by gate
    - Pool Maintenance-had complaint of the pool bottom not being routinely cleaned and the tile cleaned.
    - Life guards need to be more assertive with enforcing the pool rules-example-kids running should be given a warning, second offense is time on the side of the pool.
  - The pool surface is bubbling up in five locations. Status of Pool Management handling this, is it under warranty; if under warranty have company fix the
  - Lazy river light and Lazy rails need to be fixed and installed respectively.
- Social Committee Information-Karen Grattafiori
- All-In-One Property Management
  - Financials-Current
  - Covenant Revisions-Waiting on the attorney to provide letter, and it should be mailed out to Brown's Farm residents by week of July 15, 2012
- Security
  - Karen terminated the security guy as of July, 5, 2012.
  - Karen to check into other resources for security.
- Club House
  - Shadow Box needs to be hung in the Kitchen; Dave B will hang it sometime this week.
  - Trim to be fixed along ceiling
  - Gutters to be cleaned out; Dave Brown is approved to spend up to \$500 to clean out the roof gutters and the underground drains.
- Landscaping/Common Property-
  - Status Update
  - Southern signs to be contacted for information board signage-Karen B

➤ Tennis-

- SE Tennis has been called about cracks in court. Ken needs to follow up with Rick with SE Tennis. Need crack filler.
- Rollers; the inserts that hold the roller pad-Karen to provide Ken an inventory list of needs on rollers.
  
- New Business
  - Change HVAC maintenance contract from Smith to Cool Tech firm. No cost increases
  - Future project-tear the deck from the tennis pavilion and replace with Trex or comparable system. Ken to get budget pricing together.
  - Baby Pool to replace Mushroom, bigger slide. Karen Beaver to do some research.
  - Outside furniture awning area, and refinishing the existing chairs.