

HOA Board Meeting Agenda; Tuesday, November 13, 2012

- October 2012 Meeting Minutes-Approval
- ARC Communications-Jim M
- Pool Discussion
 - Solicitation of Pool Services
 - Courtyard is suppose to finish closing procedures which should go through end of November
 - Splash-Negotiation Finalized-Signed official contract at All-In-One
 - Electronic copy to board members
 - Terms of Agreement incorporated
 - 11 am to 7 pm;\$18,000 for monitors for duration of summer through August 4, and then on weekends through September 2, 2013)
 - \$300 total to check pool twice per week, chemicals and sweeping, to keep the pool open through September 29, 2013
 - Pool Bathroom Heaters need to be turned on.
- Social Committee Information-Karen Grattafiori
 - Christmas Decorating Function-December 3, 2012; 6:30 PM
 - Christmas Party-December 8, 2012; 7:30 pm to 12 am
 - Ladies Ornament Exchange Party; Kathleen Houseman and Sharon Foster; December
- All-In-One Property Management
 - Financials-Current
 - Landers Pool Use-Response from Kathy Dorough –no response from Kathy, and no response from the Landers from the letter sent from Brown’s Farm
 - Covenant Revisions-2nd Mailing with the old and new with a table that identifies the change. Denise to send Karen B a list for those that have submitted the consent form.
 - Election information distribution
 - Meeting Notification going out November 16, 2012 including ballots.
 - Annual Meeting is December 11, 2012
- Security
 - Status of Security-Security Company, for expenditures has been deemed inefficient in providing a level of security to prevent vandalism
- Club House
 - Trim to be fixed along ceiling
 - Furniture needs to be tightened up.
 - Wall in Kitchen needs to be repaired
- Landscaping/Common Property-
 - Board voted to retain Tommy Smith for contract value \$23,500, all inclusive except for irrigation repairs and additional plantings.
 - Winter Flowers are out
 - Contract executed and All-In-One has copy, board members to have electronic copy.
 - Southern signs to be contacted for information board signage-Denise to get a proposal for Karen B

- Tennis-
 - Rollers; the inserts that hold the roller pad- Karen has them in and replaced.

- New Business
 - Exhaust Fan for the Pool Bathrooms
 - 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.
 - Mail Box and Signage paint company to paint all signs. Dave Brown has a price from Casey's painting for about \$4000. Denise will get another price from a company they have worked with.
 - Front sign needs to be restored in spring
 - Trees need to be trimmed up in spring