

HOA Board Meeting Minutes

Tuesday, September 20, 2011

Present: Mark Cranford, Ken Houseman, Karen Beaver, Dave Brown, Denise Hindes

Absent: Jim M, Bill Jones

- August Meeting Minutes Approved
- ARC Communications-Jim M
 - Jim was not at the meeting, no current issues.
 - Mailbox Paint-Susan Belvo has ordered a case of paint from new supplier but cost will be \$14 per can.-All In One provided a listing of homeowners that most likely bought paint in 2010 which did not have the proper UV protection, Susan was provided the list. Board also approved of Susan Belvo purchasing another case of paint.
- Pool Discussion
 - Pool proposal request for 2012, waiting on one more quote from Bill Jones
 - Life Guard vs Monitor
 - Pool Chair re-strapping
 - Pool Furniture quote from David Brown-Dave has indicated that we need 32 loungers, 24 chairs and six tables. Initial cost estimate would be \$12 to \$14K, blue color recommended.
- Social Committee Information-Karen Beaver
 - October Fest/Chili Cook off
 - Dec 3 Christmas Decorating Party
- All-In-One Property Management
 - Need to start get nominations for new board. The board will have 3 openings to be filled.
- Club House
 - Timeframe for cancellation of scheduled event should be written into the agreement for rental. 7 day notification was agreed upon. Write up due October 11.
 - Oven is installed, granite still needs to be trimmed for proper fit. Quote on this by Meeting this month. Board approved for Mark to have this done, maximum budget of \$300 for this.
 - Fabric for Shadow box that needs to be reworked.-Delivered to Karen Beaver for fabric selection and reworking- up date on when we can hang it up?
 - Dave and Ken to install conduit for last security camera when temperature decreases, OCT , second or third weekend
 - Mark to get a cost for cleaning windows inside and outside by October 11.
 - Mark to provide job description for cleaning person to identify expectations, this is done but needs to be sent
 - Checklist for Renters needed to be modified to get rid of the “if needed” for mopping the floor.
- Landscaping/Common Property-Update
 - Board voted to remove the River Ash trees, and install sod in the center median area. The cost for mulching the area each year is approximately \$1000, and the cost to remove the trees and sod was about the same. Trees are gone, sod looks great.
 - Dave B to get bids on Landscaping

- Tennis-wind screen expenditures will be held up until new dues are deposited.
 - New divider net-SE Tennis to provide a price-hold
 - Umbrellas for new tables to be ordered by Karen

- New Business
 - Paint the sidewalk in front of the slide with the tan paint and mix with sand to provide texture. This will be done after the Pool closes.
 - Concrete at top of stairs on left hand side-Fall Project
 - Water well for irrigation-initial cost expectation is around \$10K
 - Nominations for new board
 - Dave B to investigate pool furniture cost further.