

**Date:** Wednesday, May 5th, 2021  
**Start Time:** 6:00 pm  
**End Time:** 7:25 pm

Board Member Attendees	Role	Present (yes/no)
Antonia Bradley	President	Yes
Melinda Dellert	Vice President Vice President, Covenants	Yes
Mark Schoenig	Treasurer	Yes
Tracie McEnergy	Secretary	Yes
Gina Bradley	Vice President, Security	Yes
Joe Cuzzort	Co-Vice President, Grounds/Facilities	No
Gregg Dellert	Co-Vice President, Grounds/Facilities	No
Committee Chairperson Attendees		
Cassie Smesny	Event Committee Chair	N/A
TBD	Neighborhood Watch Chair	N/A
Jon Yobs	Architectural Committee Chair	N/A
Tracie McEnergy	Clubhouse Trustee	N/A

**Additional Attendees:**

This was an internal Board Meeting only. Residents or Committee Chairpersons were not in attendance.

**Agenda/Discussion Topics:**

- 1) New Business:
  - a. Obtained a quote for a permanent speed sign: solar panel sign is \$3400-\$5000, with a roll-around cart is \$9000. Board decided to hold off on this due to the expense and just continue adding more patrols for speeding since that cost is much more affordable.
  - b. Discussed obtaining a quote and design to work the improvements for the back pond including a walking path around the ponds. Mark and Melinda will both work this.
  - c. Discussed the need to add regular maintenance/service for the HVAC system at the clubhouse. Melinda took an action to look at obtaining service contract for this.
- 2) Treasurer Report:
  - a. Balance/Status – All bills are paid to date. Total account balance is approximately \$153k.
  - b. Need to begin to discuss next year’s plan for annual dues and budget. Will begin those discussions during next month’s meeting.
- 3) Covenants Report:
  - a. Notices will be going out to residents to work fence maintenance and repairs.
- 4) Grounds/Facilities Report:
  - a. Landscaping Improvement Status – spring/summer flowers have now been added, updated landscaping for most of the common areas has been completed. Two quotes were obtained to reduce the number of the pine trees along Jeff road: Always Tree Service \$8400, Tiny Tree Service \$12,000. Board voted to use Always Tree Service. Melinda will let them know to begin work. Once the trees have been removed, the remaining landscaping at the front of the neighborhood can be completed, to include adding irrigation, new plants and mulch at the front. Quote for \$225 was obtained to add stonework around the front flowerbed, this will help keep the mulch in place. The Board approved going forward with this work as well. An additional quote is being obtained to add more stonework along the new front landscaping areas along Jeff Road. This will be reviewed at our next Board Meeting.
  - b. The roof for both the clubhouse and the pool house are currently being replaced. Work will complete on May 6<sup>th</sup>. While replacing the roof, they cleaned out the gutters which were completely full. We need to consider adding gutter guards for next year. This will be added to next year’s budget.
  - c. Working to address a water leak issue at the Clubhouse. Work for this is in progress.
- 5) VP Security Report:

- a. Continuing to work access cards for Residents as requested.
- 6) Secretary Report:
  - a. Will send out email to residents for pool and clubhouse reopening dates.
- 7) Resident Questions:
  - a. Received email from resident letting us know that there is poison ivy at the playground.
    - Melinda contacted Epp and they will spray for this.
- 8) Action Items:
  - a. Action Items were reviewed at this meeting.

**NEXT Meeting:**

**Our next Board Meeting on June 16<sup>th</sup> at 6pm will be our monthly internal only meeting. Our Quarterly Board meetings with residents will resume on Thursday, July 15<sup>th</sup> at 6pm at the Clubhouse. A reminder/invite will be emailed to all residents prior to the meeting.**