

2021 Annual Meeting Notes

- 20k expenses (normal) ongoing
- courts should be ~\$34k.
 - cabana bench
 - resurfacing
 - pickle ball lines
- courts will start around June 28
 - will last around 2 weeks
- We have discussed Arrearages
 - similar to previous years
 - people have pools or kids have grown
 - usually gets paid when homes are sold
- We may be able to charge more for annual members next year

2020
Expenses

- Tennis court fences painted, screens put up and cabana bench was purchased. Additional pool chairs.

Braman/Smith Home:

- \$9,000 arrearage disclosed at last min of sale. Asked for payment plan over 3 years. 2,200 over 3 years
- mandatory debt. If default - go to arrears.
- If they sold before paying, would be reported as non-voluntary debt.
- We voted this was OK

- Next equity member letter should mention that buyers will know if there is an arrearage.

Outlook For coming years

- looks positive. We will be adding to reserves
- Basketball hoops - would require ~~to~~ digging 48" & pouring concrete. Yet to be resolved.
- need to mount a square bracket on a round mount.
- ~~the~~ Jim has handyman who can help to fix fence so kids don't sneak in.
- signs for entry way. "Members Only"
- Peak One doesn't think anything is expected to fail soon.
 - Heaters for hot tub / baby pool are past expected lifetime but could last much longer.
- Baby pool looks stagnant - Steve will tell ~~the~~ pool people
- Jim has been having to add water to hot tub 'splashing & evaporation'
- Jim says we need a new hose

David asked about insurance.

- liability / property insurance raised to \$M recently
- Marcos has expenses for things at the pool
 - photograph the bill & send to Pat
 - electrician changed lights.
 - Found wasp nests under old lights
- # of 20 Annual members seems good,
- Grass area
 - something for shade?
 - putting green
 - change to turf?
- Umbrellas by the pool
- sail shade?
 - ok with wind?
 - roman shades
- Some chairs have holes - we need to replace some
- Fernando - doing well - ask if he can come earlier
 - Official opening 9AM - Close at 9
 - Better to open at 8 if possible for tennis

David - suggested 3 yrs on the board gets you a free year of membership

- Would require change to by-laws
- Requires vote from all members

Julie Suggested changing name on key each year

- can stamp them for 15¢ a key

* Need to check ~~new~~ new keys from second batch. They may not work.

- can we ask HOA to maintain frequent watering of pool area as it is a small, frequently used area

- Grill is working but ignighter doesn't work