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| **Date:** | Tuesday, October 27th, 2015 |
| **Start Time:** | 7:00 pm |
| **End Time:** | 8:30 pm |

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| **Board Member Attendees** | **Role** | **Present (yes/no)** |
| Todd Watts | President | Yes |
| Toni Bradley | Vice President | Yes |
| Mark Schoenig | Vice President, Grounds/Facilities  Treasurer (Acting) | Yes |
| Shawn Levy | Vice President, Covenants | Yes |
| Gina Bradley | Vice President, Security | Yes |
| Tracie McEnery | Secretary | Yes |
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| **Non-Board Member Attendees** |  |  |
| Lisa Taylor | Welcome Committee Chair | Yes |
| Rhonda Schoenig | Social Committee Chair | Yes |
| Gina Bradley | Neighborhood Watch Chair (Acting) | Yes |
| Toni Bradley | Architectural Committee Chair | Yes |
| Tracie McEnery | Clubhouse Trustee | Yes |

**Additional Attendees:**

15 homeowners (not including board and committee chair members) attended the meeting.

**Agenda/Discussion Topics:**

1. Introductions:
   1. Welcome to new residents and introduction of Board Members and Committee Chairpersons.
2. Board Positions Changes:
   1. Toni Bradley is stepping down as the Vice President of Covenants, but will remain on the Board as Vice President.
   2. Shawn Levy will change positions from Vice President of Facilities to Vice President of Covenants.
   3. The positions of Vice President of Grounds and Vice President of Facilities is being combined into one position and will be held by Mark Schoenig.
   4. Rhonda Schoenig is stepping down as the Event Committee Chair after a year of outstanding service. It has been decided that due to a lack of interest by residents and the difficulty in getting volunteers for the events, that we will no longer have a formal Event Committee. If at any time a resident wants to have a social event, they are welcome to host and lead the event.
   5. Gina Bradley is going to fill in as Neighborhood Watch Chair, but we are seeking volunteers for this position. A list of position duties are listed within the 2015 Annual Meeting slides. Please let us know if anyone would like to volunteer for this position.
   6. Mark Schoenig is going to continue to serve as Treasurer, but we are seeking volunteers for this position. The Board is also seeking quotes to have a financial company, used by other HOA’s, to serve as Treasurer.
   7. A list of all current Board Members and Committee Chairpersons are listed within the 2015 Annual Meeting slides.
3. Grounds/Facilities Report:
   1. Refer to slides for information.
4. Covenants Report:
   1. Refer to slides for information.
5. Architectural Committee (in addition to the slides):
   1. We encourage residents to tell your new neighbors about the Architectural Guidelines. We’ve asked realtors to do this, but not all of them are so please help us spread the word.
6. Financial Report (in addition to the slides):
   1. Handouts were provided to those residents in attendance so that they could better see the numbers on the overhead, but it was the same information that was in the slides.
7. Neighborhood Watch Report (in addition to the slides):
   1. Know your block captains; refer to the slides for names and pictures of each. We are in need for a volunteer for Block B Captain. Please let us know if you are interesting in volunteering.
   2. We are in need for a volunteer to serve as a Safe House. Please let us know if you are interesting in volunteering.
   3. Please keep cars locked when parked outside of the garage and please keep your garage doors closed.
8. Event Committee Report (in addition to the slides):
   1. Please see note above under Board Positions.
   2. Cookies with Santa has been changed to Breakfast with Santa and is going to be held December 5th at the Clubhouse. Emails will be sent with more information.
   3. Rhonda is still working on having a Self-defense class for Ladies probably in the spring. More details to follow.
9. Questions & Answers:
   1. How do we keep Lawn Masters accountable?
      * The Board works one on one with them and recently met with them when a change in personnel was noticed and the work being done was not being done to the normal standard that we were used to. This issue has now since been resolved.
   2. What is being done with the police patrols?
      * We schedule the patrols randomly. They have been asked to monitor speeding and traffic laws, parking issues, both on the streets and at the clubhouse. The patrols have been done by off-duty sheriff deputies. We also requested an unmarked car for a few patrols. They have been very flexible with working us and seem to have had a positive impact.
   3. Do we have insurance to cover the clubhouse, pool, common grounds?
      * Yes, we have insurance to cover those areas.
   4. Are common repairs/big expenses planned for?
      * Yes, this is why we started our Contingency Fund a few years ago and we set money aside each year for that. We are working towards a goal of having $50,000 in the contingency fund.
   5. Will the back pond yard cutting go all the way to the pond?
      * Yes, we have asked Lawn Masters to cover that area.
   6. Have we ever asked the County to address the dip in the road on Jeff Road between KP and Sparkman since this makes it dangerous to turn in and out of the neighborhood?
      * Yes, it has been discussed and we were told the dip in the road would be fixed with the Jeff Road widening project which is currently scheduled for the 2020 timeframe.
   7. Parking on top of Kelly Ridge Blvd makes it dangerous for cars to pass as it creates too tight of a space to get through. Has anything been done to ask residents not to do that?
      * We are aware that one of the patrols had people move their cars that were parked there and yes, we’ve sent reminders for parking on the street.
   8. Several residents have been seen going the wrong way through the round-about to avoid going all the way around it.
      * We’ve asked the patrols to be aware and watch for this.
   9. What is the plan for the fountain in the north pond?
      * We are currently seeking new quotes as we felt our original quote was too high. We are also waiting on the county to give approval for the electrical box that is needed for that fountain. Our goal is to have this fountain complete during the spring.
   10. Are we going to add a sprinkler system to the front common ground area before we add sod there?
       * We are looking at the best approach for that, but we currently do not think a sprinkler system will be needed as long as the sod is put down at the proper time. We will also use Bermuda which is resilient and wouldn’t require permanent irrigation.
   11. Has anyone looked at the drainage issue on Kelly Ridge Blvd at the front of the neighborhood?
       * Yes, we’ve had the county out a few times to check the drains and they’ve had to clean them a few times and other times they say they are fine.
       * We would like to remind residents not to blow your grass clippings into any of the drains throughout the neighborhood. We have been told this is an issue.
   12. Is there anything we can do about the Geese?
       * We have looked at several different options, but we haven’t found anything yet that would actually work.
   13. Was the cleanup for the house on Cedar Trail that was going into repossession completed?
       * Yes, we did the initial clean-up and were reimbursed for the money spent. The finance company has since taken over the lawn maintenance.

**NEXT Meeting:**

**Our next Board Meeting is scheduled for Thursday, February 11th, 7:00 pm.**

**\*\* NOTE: Board Meetings are held quarterly. Invites will be emailed out prior to each meeting.**