

**Date:** Wednesday, July 15th, 2021  
**Start Time:** 6:00 pm  
**End Time:** 7:45 pm

| <b>Board Member Attendees</b>          | <b>Role</b>                                       | <b>Present (yes/no)</b> |
|--|---|-------------------------|
| Antonia Bradley                        | President   | Yes                     |
| Melinda Dellert                        | Vice President<br>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<br>outgoing | No                      |
| Gregg Dellert                          | Co-Vice President, Grounds/Facilities             | Yes                     |
| <b>Committee Chairperson Attendees</b> |   |                         |
| Cassie Smesny                          | Event Committee Chair                             | Yes                     |
| TBD                                    | Neighborhood Watch Chair                          | N/A                     |
| Jon Yobs                               | Architectural Committee Chair -<br>outgoing       | No                      |
| Natasha Baldwin                        | Architectural Committee Chair -<br>incoming       | Yes                     |
| Tracie McEnergy                        | Clubhouse Trustee                                 | Yes                     |

**Additional Attendees:**

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

**Agenda/Discussion Topics:**

- 1) President Welcome to all residents. Several new residents were attendance.
- 2) New Business:
  - a. Several of the current board members have been serving in their volunteer roles for almost ten years and we are currently seeking quotes to possibly turn over the day-to-day tasking to a Management Company. The Board will make a decision by the Annual Meeting in November.
  - b. Jon Yobs has recently resigned as Architectural Committee Chair. Natasha Baldwin has agreed to fulfill the role as Chairperson. The Architectural Committee is seeking volunteers.
  - c. Following the Board Meeting in July, Joe Cuzzort resigned as co-Vice President of Grounds and Facilities.
- 3) Treasurer Report:
  - a. Balance/Status – All bills are paid to date. Total account balance is approximately ~\$98k. Our planned budget is currently 80% spent.
  - b. Recent deposits: Clubhouse rentals, covenants fines and quarterly dividends
  - c. Expenditures in June were approximately \$7100. Contingency Reserve Fund was reduced by \$6705 to pay for replacing the Clubhouse roof.
  - d. Currently working to renew our Insurance Policy.
  - e. We currently have a total of 251 homes in Kelly Plantation. We have 5 vacant lots remaining, 10 homes currently being built.
- 4) Grounds/Facilities Report:
  - a. Melinda briefed for Gregg and gave an overview of all the items that have been worked over the past year in regards to Grounds and Facilities:
    - All ten bluebird houses located throughout Kelly Plantation were taken down, cleaned and sealed
    - Pond pumps were cleaned
    - Clubhouse toilets were repaired
    - Pool and clubhouse area were pressure washed

- Worked with resident volunteers to clear out the wooded area above the playground
  - The back ponds were restocked with fish
  - Replaced Clubhouse roof
- b. Current and upcoming projects:
- Currently working on a beautification plan for the back pond area. This will include a walking path around the pond and possibly a gazebo. Plans are being worked and will be presented to the board for review and approval.
  - Will be working a new contract for pool maintenance next year. Our cleaning has increased due to the increase in the pool usage over the past year. We also need to readdress the algae behind the tile. It is not harmful to swim, but still needs to be addressed. The only real way to solve this is to retile the pool and we were quoted \$45-60k for this work.
  - We will need to replace some pool furniture next year. Cost of two lounge chairs are \$299, cost of table and four chairs is \$609. We have been requested to also add more furniture and believe we have space to add two more sets of table and chairs and 6-7 more lounge chairs. Unfortunately, we have no room to store the furniture in the off-season. The board would need to discuss a possible plan to store the furniture before we could purchase the additional items.
  - Still working with our landscaping company to complete the areas on Jeff Road and our flower beds in the common grounds. Waiting on equipment, flowers and plants. Also still waiting on the addition of the sprinklers to the front area on Jeff Road.
  - Dead pine tree in the common area that needs to be removed. Board approved going forward with getting the tree removed.
  - Recently hired a pond company to regularly treat the ponds. This will help to control the pond algae and will help to provide more oxygen to the fish.
  - Will be working bids to hire an HVAC service to provide regular maintenance to the Clubhouse unit.
  - Need to purchase new mats for Clubhouse front door.
  - When we replaced the clubhouse roof, we also had them clear the gutters. They said our gutters were still in good condition, but suggested hiring someone to clear them annually. We will be looking to hire someone to do that.
  - Melinda suggested changing the grass between the pool deck and the clubhouse and behind the pool to gravel. She will work to get a quote on that and present it to the board for consideration.
  - Melinda suggested adding to next year's budget to have someone pressure wash the pool deck, clubhouse sidewalks and clubhouse parking lot. Toni asked if we could possibly get a community discount.
  - Need to work to add regular pest control service to the clubhouse.
  - Clubhouse door handles keep breaking and we think it is because people are not giving the sensors time to release the lock. We will send out a reminder to residents to please wait on the door lock delay when swiping your access card.
- 5) Covenants Report:
- a. 132 notices have been sent this year, all but one have been resolved.
  - b. 8 fines have been placed, all but one have been resolved.
- 6) VP Security Report:
- a. Recently tightened the gates at the pools.
  - b. We were having access card issues at the beginning of the season, but we have not had any recent problems.
  - c. Reminder if you have any issues with your pool card, please send an email to the Board. The Board does not monitor Facebook so we are not aware if you residents are posting any issues there.
- 7) Secretary Report:
- a. Asked that when you are introducing yourself to any new neighbors, to please ask them to email the Board to let us know they are here. In many cases, we do not get notified when houses are being sold and we want to welcome new residents as quickly as possible. All new residents should send an email to the Board email address.
- 8) Event Committee Report:
- a. Cassie provided an update on all the many events that have taken place this past year, even with all the COVID restrictions:
    - 5k races, once which also collected canned food and one that collected shoes to be sent overseas
    - Veteran's Day breakfast
    - Christmas Parade with Santa

- Mardi Gras Parade
  - Easter baskets delivered to your door
  - Ice Cream Social
  - Yard Sales
- b. Upcoming Events:
- Back to School Ice Cream Social (this was held on August 1<sup>st</sup>)
  - Yard Sale in September will be the last one of the Year
  - Pumpkin Carving contest
  - Veteran's Day Breakfast
  - Visit with Santa at the Clubhouse
  - Blood Mobile at the Clubhouse (sometime after pool season)
- c. Suggestion was made to possibly look at doing a "blue light" event to honor the 20<sup>th</sup> anniversary of September 11<sup>th</sup>
- d. Suggestion was made to possibly host a "vendor event" to host people in the neighborhood who have their own side businesses
- 9) Resident Questions:
- a. Have we tried using a pool treatment for the pool algae issue as opposed to possibly retiling the pool?
- Yes, we have tried that, but the algae just comes back. We have increased the regular pool cleanings from once to twice a week.
- b. Why did we remove the trees at the front of the neighborhood along Jeff Road?
- Several of the trees were dead or dying. Decision was made to remove them all and plant prettier trees and shrubs.
- c. Are we concerned that the new construction to widen Jeff Road will ruin the work we are doing to add the new sprinkler system to that front area?
- This was a great question and one the Board will discuss.
- d. Does the cost to retiling the pool include resurfacing the entire pool?
- Yes, it includes the entire pool.
- e. Do we close/cover the pool during the off-season?
- No, you do not have to cover a pool when the filters run year-round. We also continue periodic maintenance during the off-season.
- f. Have we discussed increasing the size of the current pool?
- This has been discussed many times in the past few years, but we currently have no plans to do this. Many residents voiced concern of using a large part of our budget to improve the pool when many residents do not utilize the pool. Toni suggested that the residents in attendance who would really like to see this happen seek quotes to do this work and bring something back to the Board for consideration. Some residents stated again that they would want their dues to go towards the back pond improvements before doing any more improvements to the front of the neighborhood.
- g. Have we discussed adding a basketball court near the playground/pool area?
- We have had this question before and residents around the clubhouse did not welcome this addition. Suggestion from another resident to just add basketball goals to the ends of the tennis courts to save on building a new court. This can be added to the list of resident suggestions for consideration when discussing next year's budget.
- h. How do we decide each year what new improvements will be budgeted for?
- At the annual meetings in the past, we have provided a ballot survey and asked residents in attendance to provide their top three items they would like to see. We also listen to homeowners during the Board meetings and the list is made from both of those things.
- i. What are the current dues/assessments? And what is the future plan for them?
- There was much discussion on this topic and it was explained that the current dues are \$300 + \$150 assessment, which was lowered from \$180 this past year. It was explained the assessment is set by the Board and was a way to build a Contingency Reserve fund for emergencies like the Clubhouse Roof, pool repairs, new HVAC system, etc.
- j. Have we considered removing the assessment and just increasing the dues?
- This process was discussed and it was explained that it requires 2/3 vote of all residents to change the dues and we do not believe we would have the support to do so. It was requested that the Board provide more information to homeowners to explain why this is needed and what residents could gain from the dues being increased and then vote to see if it passes. The Board will discuss this further.

- k. How do the covenants/by-laws get written/changed? When does the back phase of the neighborhood get handed over to the Board and how does that work?
  - The Board explained the covenants are a legally binding document. Phases I & II have already been handed over the HOA, Wisda is still the declarant of Phases III & IV but once dues are paid those homes fall under the guidelines of the HOA. That information should be provided at closing, but we know some realtors are not doing this.
- l. How do Board Positions work?
  - Residents vote on someone being added to the Board. Then the Board decides who fulfills each position. The only Board Member positions called out in our by-laws are the President, Vice-President, Treasurer and Secretary. The Board can decide to add additional members such as having a Vice-President of Grounds/Facilities.
- m. Is the large sinkhole on Huntsmen/Buckgrass being looked at?
  - Melinda said the county is aware and they have said they will come and take a look. No guarantees for when that may happen.
- n. Have we considered looking at alternatives for detached garages, sheds, etc.?
  - This decision was made several years ago with a vote from all residents. The current guidelines are what have been approved.

10) Action Items:

- a. Action Items were all closed prior to the meeting. New action items will be reviewed at the next meeting.

**NEXT Meeting:**

**Our next quarterly Board Meeting will be our Annual Meeting on 17 November 2021. Reminder/invites are emailed to all residents prior to the meetings.**