

THE GRANDE AT RANCOCAS CREEK HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
March 25, 2025

Board members present: Anna Marie Vasta, Mike McNinney, Jen Brennan, Mark Leusner

Board member absent: Kathy Burke

Also present: Melissa Errickson & Amanda Insley, Pin Oak Community Management, LLC

Meeting was called to order at 7:02 by Melissa Errickson.

Financials- Melissa discussed the financials and the new collections attorney.

I. Old Business

- A. Clubhouse repairs- Melissa discussed issues that were found when the remodeling of the bathrooms took place. Water was entering through the front wall by the window in each bathroom. It was also discovered that there were the same issues in the gym as well.
- B. Tennis Court Repairs- The net on the tennis courts became loose. It was temporarily repaired by a resident, but Nikolus Construction came out to make the repair.

II. New Business-

- A. 2025 Pool Rules- Rules remain the same as previous year
- B. 2025 Pool Hours and Days- Pool will open Memorial Day Weekend and will only be open on weekends until June 21, 2025. When the pool opens full time, the hours will be Monday-Friday, 11:00am-7:00pm. On Saturday and Sundays and Holiday's the pool will be open 11:00am-8:00pm. The pool will be closing for the season on Labor Day.
- C. Uniform Fire Code Update- Melissa discussed what the uniform code was and what was done to meet code. Mulch had to be pulled back 18inches from the building.
- D. Front Entrance Sign- Pin Oak will obtain quotes to replace the entrance sign on Grande Avenue and Castleton Road. Also will obtain prices for the landscaping and lighting as well.
- E. Windscreens and Tables for the Tennis Court Area- It was approved to spend \$10,000 on windscreens, awnings, benches, and hooks. Mike motioned to approve, Mark 2nd. All in Favor.

III. Open Forum

- A. Homeowner stated drainage pond has a tree growing under the fence (behind the clubhouse)
- B. Resident complimented management and board on how great the pool is.
- C. Parking issues were discussed about residents leaving cars in the parking lot without moving for a long period of time.

Being no other business, the open portion of the meeting was adjourned at 7:25 pm.