

Board Meeting Minutes 7/13/16

Meeting was called to order at 8:05

In Attendance:

Joe Mantineo
Mark Ford
Nichole Krouse
Teresa Vogel
Ken Watson

Old Business:

We discussed the residents who have not yet paid their HOA dues. It was decided we will send them letters before sending to a lawyer.

Nichole reported approximately 90% of residents have paid their annual dues.

Nichole reported that the budget is updated and we now have a balanced budget. She will forward it to Teresa to email to all residents.

Teresa updated the research on covenant enforcement. 12 companies were contacted, none will do only covenant enforcement. All research and one proposal from Heritage Properties were forwarded to Jason on July 1 to finish the search. Mark suggested we take over doing covenant enforcement ourselves and discussed what would be involved in that. Joe will attempt to negotiate a partial service with Heritage Properties. Teresa to forward phone number and contact to Joe.

Teresa updated on progress of the gift baskets. We are waiting for Phil to design our new logo for letterhead so she can solicit donations from Home Depot and Lowes. Teresa will buy gift cards from Lowes in the meantime and purchase baskets and contents. David Ardagna from Peace Love and Pizza has offered to donate something for 10 baskets. No one else responded to my request. Joe will talk to Scott Smith about donating from Smart Green Pest Control.

Ken updated us on his design of the new website. He wrote a new program from scratch, we can manage it ourselves instead of a GoDaddy site. Password security is built in and only eligible admin will have access to make changes. Every resident will have a login and will have access to their account. We discussed various aspects of the new site, and it was suggested we include a section where their dues balance shows so they will know if they are behind.

New Business:

Joe asked Nikki to get last year audited.

Joe contacted Goalrilla Co to get replacement parts for the basketball hoop

Mark said security is going fine. The reader on the pool gate keeps dropping so he will get that repaired, it is under warranty. Mark to give Phil the code to help monitor the security cameras.

We are in the process of looking for a good rate to invest in 20K CD

Ken requested to purchase a subscription to a virtual private server to get our new website up and running.

Board approved the purchase at an estimated \$4/month, and to prepay for one year. We would like to eventually be able to have our email through the website as well. Nikki will give resident contact information to Ken for him to add so we can get it up and running. The target date is the last week of August, prior to the next newsletter.

Mark is going to trim the bottom of the pool gate that has been dragging on the concrete.

Joe will be looking to buy new pool furniture at the end of this season, in an attempt to find off-season sales.

Nikki will update resident contact information. She will deliver the welcome baskets and collect contact information from the new residents.

We discussed buying new white boards for the entrance.

Next board meeting was scheduled for 8pm August 10.

It is confirmed that the Adult Pool Party is 8pm August 13

Meeting was adjourned at 9:20pm