



Board of Directors Minutes February 27, 2016

Attendance:

BOD Present: Bob Brethen, Jeremy Hall, Shannon Waterman, David McAlexander

BOD Absent: None

Management Present: None

- 7:05pm Meeting called to order – Bob Brethen
- 7:06pm January 2017 - Annual Meeting Minutes approved via e-mail
- 7:07pm Appointment of BOD Members and Officers
- Bob - President
 - Jeremy - Vice President
 - Dave - Treasurer
 - Shannon - Secretary
 - Open - Committee Liaison
- 7:15pm Financial Report - Dave
- Pool Chair and Lounges were ordered (1/2 payment on 02/13/2017)
 - Reviewed our two renewed CD's and status
 - Reviewed outstanding delinquencies
 - No outstanding issues or charges forthcoming
- 7:25pm Old Business - All
- Irrigation Status WiFi – need to invite LandScape solutions to next meeting to review system and monitoring ability. Will also review the common grounds maintenance schedule
 - Multiple letters from Hawthorne Mgt were sent out to address mailboxes in disrepair, broken, missing numbers
 - Partial Tennis Court Wind Screen – replaced – 02/28/2017
 - Tennis Court Cracks – North State Resurfacing will repair this spring at no charge
- 7:40pm New Business - All
- Swim team meets – June 19, 22, 26
 - Lock Box for Social Committee will be purchased
 - Reviewed street parking follow up note from Hawthorne Mgt
- 7:50pm Committee Reports - None
- 7:51pm Open forum – No Items
- 7:52pm Motion to adjourn meeting – Dave, Second Jeremy – pass 4-0

The next BOD Meeting is scheduled for 7:00pm on March 27, 2017 in the Stephens Grove Clubhouse.



Board of Directors Minutes
April 24, 2017

Attendance:

BOD Present: Bob Brethen, Jeremy Hall, David McAlexander

BOD Absent: Shannon Waterman

Management Present: Cass Shapard

6:30 - 6:50 Executive Session

6:51pm Meeting called to order – Bob Brethen

6:52pm February 2017 - Meeting Minutes approved via e-mail and posted to the WEB Site

6:53pm Financial Report – Dave

- Pool Chair and Lounges delivered (final payment in June 2017)
- Reviewed outstanding delinquencies, missed payments
- No outstanding issues or charges forthcoming

7:05pm Old Business – All

- Land Landscape Solutions:
 - Irrigation Status, WiFi connection reviewed, verified we have all the equipment necessary for an offered subscription monitoring service (no motion to act on the subscription service – pending further information) The irrigation system is up and running, noted that our water bills have been trending lower.
 - Common ground area reviewed and one follow up to take place regarding potential sod replacement for areas around the Club House.
 - Edging on Stephens Road
 - Spray Clover and weeds in common area
 - Flowers will be planted on Tuesday the 24th
- Trident Pool:
 - The Pool passed the electrical bonding inspection, next up the State / County inspection to be completed prior to opening day, May 12th.
 - New pool furniture (chairs and lounges) delivered and old furniture to be removed
- Current Design Guidelines being reviewed in regards to street and pool parking lot concerns

7:52pm New Business – All

- WEB Site costs reviewed and now all expenses will be submitted to Hawthorne Mgt for payment



Board of Directors Minutes
April 24, 2017

- Stephens Grove monument signage reviewed and quotes for updating/replacing have been requested.

7:59pm Committee Reports – None

- Reminder - swim team meets – June 19, 22, 26

8:01pm Open forum – No Items

8:02pm Motion to adjourn meeting – Dave, Second Jeremy – pass 3-0

The next BOD Meeting is scheduled for 7:00pm, Tuesday June 27, 2017 in the Stephens Grove Clubhouse.



Board of Directors Agenda June 08, 2017

Attendance:

BOD Present: Bob Brethen, Shannon Waterman, David McAlexander

BOD Absent: Jeremy Hall,

Management Present: Cass Shapard

7:02pm Meeting called to order – Bob Brethen

- April 2017 - Meeting Minutes approved via e-mail

Financial Report - David McAlexander

- Pool Furniture – second (final) payment due in June
- Birchwalk water meter, Hawthorne Mgt to follow up with Charlotte Water, not receiving bills for water usage

Old Business

- Stephens Grove Parking Policy
 - Policy update accepted, will be filed and posted to WEB Site
 - Hawthorne Mgt will contact our attorney for any next steps
- Follow up with LandScape Solutions – Hawthorne Mgt to follow up Spray Clover and weeds in common area

New Business

- Street parking issues reviewed:
 - Commercial vehicles
 - Parking on Street, Club House Parking Lot
- Signage on entrance monuments, club house – reviewed quote for cleaning and painting, Shannon to follow up for replacement.
- Mulch to be ordered for playground and walk way – LandScape Solutions
- Roof Damage to be evaluated for repair – Hawthorne Mgt to request quotes

Committee Reports

- None

Open Forum

- No items brought up for open forum
- Stephens Grove Homeowners Association Board of Directors



Board of Directors Agenda
June 08, 2017

7:56 Motion to adjourn meeting – Dave, Second Shannon – pass 3-0

Move to Executive Session

The next BOD Meeting is scheduled for 7:00pm on July 24, 2017 in the Stephens Grove Clubhouse



Board of Directors Meeting July 24, 2017

Attendance:

BOD Present: Bob Brethen, Shannon Waterman, David McAlexander, Jeremy Hall,

BOD Absent: None

Management Present: None

- 7:00pm Executive Session
- 7:30pm Meeting called to order – Bob Brethen
- June 2017 - Meeting Minutes approved via e-mail
- 7:31pm Financial Report - David McAlexander
- Pool Furniture – final payment completed in June
 - CD's reviewed - renewed
- 7:35pm Old Business
- Follow up with LandScape Solutions – Hawthorne Mgt to follow up
Spray Clover and weeds in common area
 - Monuments signs – reviewed quote for cleaning, painting or replacing
 - Replacement options discussed and Shannon to review with
vendor for cost
 - Mulch ordered for playground and walk way – pending completion
 - Club House Roof Damage was for repair / replace – reviewed quotes
 - Vendor selected to replace and work to be scheduled after the
pool closes for the season
- 7:55pm New Business
- Wading Pool maintenance approved to replace the motor and pump -
\$950.00
 - Reviewed obtaining a lock for the Tennis Court – Jeremy to follow up
- Committee Reports
- None
- Open Forum
- No items brought up for open forum
- 8:10pm Motion to adjourn meeting – Dave, Second Shannon – pass 4-0

The next BOD Meeting is scheduled for 7:00pm on September 25, 2017 in the Stephens Grove Clubhouse



Board of Directors Minutes (electronic)
September 27, 2017

Attendance:

BOD Present: Bob Brethen, Shannon Waterman, David McAlexander, Jeremy Hall

BOD Absent: None

Management Present: None

September Meeting - due to availability of Board Members these decisions were acted on electronically by the BOD. Timeliness of these actions dictated electronic responses.

- July 2017 - Meeting Minutes approved via e-mail

Financial Report - David McAlexander

- GHC Roofing approved to replace / repair club house roof - \$8712.84
– start date September 25th

Old Business

- Reviewed Land Scape quotes - -selected Byrd Group - \$49,206.00
(yearly contract)
- Signage on entrance monuments, club house – quote for replacement
accepted (checking different fonts) - \$2,169.45.

New Business

- Set hearing date on October – held over will review for next month

Committee Reports

- None

Open Forum

- None

The next BOD Meeting is scheduled for 7:00pm on October 30, 2017 in the Stephens Grove Clubhouse