



Board of Directors Meeting Minutes March 22, 2021

Attendance:

BOD Present: Bob Brethen, Shannon Waterman, Jason Ehrlich, Kathryn Plunkett, Amy Patz

BOD Absent: none

Hawthorne Management Present: Cass Shapard (via phone)

7:05pm Meeting called to order

7:05pm Old Business -

Bathroom Update

- Renovation to start 3/23 and take approx. 1 wk. to complete

Pergola Update

- Pressure washed; old boards replaced

Pool Renovation

- New tiling swim lanes, new copings
- Question whether swim ladders repaired-Team to look into

7:10pm Financial Review

- Solid financial shape moving into 2021
- Review of 2020 expenses (see page 3)

7:25pm New Business –

Pool motor replacement

- Main pump went bad, replacing 3/23/21

Pool Opening

- Pool to open May 15 through Sept 12

Numbers for pool

- Based on current COVID rules: Deck capacity 50% (about 70 people), Pool 10% (about 40 people)

Swim Team

- Starts May 15, 39 swimmers registered so far
- Planning ongoing with consideration of ‘virtual’ meets
- Expand deck capacity to 130 people for meets to include swimmers and volunteers but likely not parents
- Discussed possible addition of second gate near baby pool to allow improved access/social distancing for swimmers lining up for events. This would only be used during meets.
- Practice schedule 530-630 <10 yrs. old, 630-730 11+ yrs. old



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- Board to discuss allowing non-Stephens Grove children to swim

7:40 Open Forum

- Concerns raised regarding light strand across MacLauren: safety concern for first responders, aesthetically unappealing to some. This is a Town of Huntersville issue since it is a public street.
- Streets noted to be dark in areas: advised residents to contact Energy United or Town of Huntersville with pole number for light replacement. Can also email Cass/Hawthorne Management.
- Resident inquired about flooding near clubhouse due to irrigation leaking. Smart water lines had been damaged but have been repaired.

7:50pm Committee Reports - None to report

8:05pm Meeting Adjourned

The next BOD Meeting is scheduled for 7:00pm on April 26th, 2021 in the Stephens Grove Clubhouse.



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2020 Expenses

Pool

- Pump Seals in main and baby pumps - \$575.00
- Pool Cover anchors replacing - \$850.00
- Ladder anchors for back left ladder - \$800.00
- Filter Sand change for 3 filters (one completed in 2019) - \$1400.00
- VGB Equalizers (10) (required by NC every 5 years) - \$680.00
- Acid Wash of pool surface - \$1800.00
- Fix underwater pool lights on the left side of the pool as you walk into the pool area. The lights work, but the circuit breaker trips – need seals replaced – \$910.00
- Pool Plaster (quartz) – contract signed - \$63,000.00
 - Included new travertine coping, waterline tiles, swim lane tiles
- Evaluate the tables at the pool for replacement
 - Two need replacement
 - 6 new tables and 16 chairs - \$4300.43
- Create more shade at the pool
 - 8 new umbrellas with stands - \$1436.85

Landscaping

- Remove dead bushes and plant new by the pool parking lot - \$1315.00
- Remove two trees growing over the clubhouse roof, plant two grasses - \$450.00
- Remove dead cherry tree on the isle (Cathness)
- Remove two metal posts by parking lot and tennis court
- Relocate the bike rack
- Update landscaping - Cathness entrance - \$1250.00
- Plant rose bushes on the left side of the Birchwalk entrance - \$330.00
- Irrigation repair - \$650.00 (yearly maintenance)
- Replace walkway timbers - \$4500.00
 - Re-use old timbers for wall behind basketball court, replace rotted timbers at playground - \$953.47
- Trim two trees in front of Clubhouse - \$500.00



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Tennis and Basketball Courts

- New tennis court wind screen, one with Stephens Grove logo – \$530.00
- Tennis Court and Basketball Court resurfaced – \$19,594.00
- New (2) basketball hoops - \$1200.00
- New (2) basketball padding - \$278.82
- Installed lock on Tennis Court gate - \$2092.94

Clubhouse

- Paint interior of the clubhouse – \$530.18
- Power washed the exterior of the clubhouse and clean the gutters – \$475.00
- Paint the cupola

Miscellaneous work completed

- Paint Stop Line at Cathness and Stephens Grove Lane
- Replaces rotted boards on the walk way bridges (boards donated)
- Replace rotted boards on the picnic bench located by the playground (lumber donated)
- Signage on Cathness and Birchwalk – \$1270.12
- Paint the 2 benches at the playground
- Reserve Study update - \$3200.00
 - Original study completed in 2011