



Board Of Directors Minutes
July 26, 2021

Attendance:

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

BOD Absent: none

Hawthorne Management Present: Cass Shapard

7:06pm Meeting called to order

7:06pm Approval of the previous meeting minutes - April (via email).

7:07 pm **Financial/Budget Review:**

- numerous maintenance items occurred this year (repairs, etc.)
- following guidelines for reserve study, placed \$42,700 into reserves
- New pool cover \$8k, pool perimeter lights moving to LED \$3800
- July dues collections pending

7:17pm **Old Business:**

- Pool rental modifications- no pool parties after 11pm
- AC repairs \$1,233.38 (refrigerant line broken)
- Baseboard repairs in clubhouse- Cass to follow up w/flooring co.
- Irrigation/leak repairs- repairs in process

7:20pm **New Business:**

- Review Pool Management contract: Contract with Swim Club Management up 2021, typically 3-year contracts. Need company estimates (Trident, Aquatech, Swim Club Mgmt) and to decide whether we stay with SCMG

- Facility Needs/Updates:
- **Arlo cameras:** new cameras operational to monitor playground
 - **Pole Lights** TBD Wed 7/28 LED lights on perimeter
 - **Pool lights** (underwater) Light ring to secure (no cost)
 - **Basketball hoop-** Needed a part to install hoop, spacers to prevent further breakage
 - **Cracks in tennis court-** Company denies fixing current cracks. Next time take before and after pictures. Wait until spring to repair (after winter)
 - **Trashcan quote** from Byrd's group- landscapers would manage trash. Expense approved
 - **Vents for bathrooms-** humidity high in bathroom, over time wear on paint/walls, etc. Contractor recommended additional vent



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8:00pm Meeting Adjourned

The next BOD Meeting is scheduled for 7:00pm on August 24th, 2021 in the Stephens Grove Clubhouse.