



Board Of Directors Agenda May 23, 2022

Attendance: Homeowner- Pam Smith

BOD Present: Amy Patz, Shannon Waterman, Jason Ehrlich, Cory Neal

BOD Absent: Steve Keane

Hawthorne Management Present:

7:06pm Meeting called to order

7:06pm Approval of the previous month's meeting minutes.

7:06pm Old Business -

Cameras: A few incidents have happened around the pool.

Consider adding Arlo Cameras \$180ea on pool area vs changing timing of pool lighting to improve visibility of current CPI cameras or motion sensor. Discussed consequence of breaking into pool after hours– trespassing on private property. What would be the result? Do we need a policy? If trespassing, have Hawthorne send letter to the involved family. If damage is done, then family pays for damages.

Landscaping- “Bee trees” near pool have been cut down. Flowers have been added by the monument. Cleaned up flower beds, new pine needles down around the walkway and playground area. Perimeter hedges- clean out dead and replace with something that the landscapers recommend, potentially something with some color.

Permanent Lighting- Bylaws adapted to include these lights. Will send letters to involved families.

Suggestion to have Welcome Packet sent to new homeowners that would include the bylaws.

Pool/Swim Team Update- NO lifeguards to open Memorial Day Weekend. Plan to open Sat/Sun 12-6pm. Unsure about Memorial Day proper. Vote to allow swim team to practice at pool during the week- they have certified lifeguard of their own. Practices 1030-1230 28th and 29th.

7:33pm New Business –

Pool Access: Discussed possibly adding key fobs–Need to discuss more specific info/costs–info coming for BOD to review.

306 homes. (Jason) working on getting quote. max \$10k

Investment Rules- (Jason) Check with attorney to see what vote we need to change rules. Other local community rental rules: Have to live in house 12 months before owner can flip to rental. Each lease needs to be signed and submitted to HOA with a fee. Can be grandfathered into these rules. Limit on # of rentals per neighborhood (percentage).



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Basketball Court/Tennis Courts: (Cory)– Asked David B for a quote- but haven't heard anything back. Called second company for quote- pickleball lines on tennis court, repair to bball court and resurfacing of bball court. Asked about adding trashcan with tray on tennis court– approved to go ahead and purchase that.

7:45pm **Girl Scout Proposal:**
 (Price family) for Girl Scout Silver Star award. Asking for \$500 for games and storage box. Scouts will monitor the box, instructions on how to share it. Want to place the box within vision of the camera. Also considering requesting some donations through Nextdoor or Amazon wishlist. BOD to vote.

8:00 pm **Homeowner Questions: discussions about parking on the street, impervious areas**

8:20pm Meeting Adjourned

The next BOD Meeting is scheduled for 7:00pm on June 29th, 2021 in the Stephens Grove Clubhouse.