



## Board Of Directors Meeting Minutes April 22, 2024

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Attendance:

BOD Present: Alexandra Cresci, Cory Neal, Bob Brethen, Jason Ehrlich, Tina Bailey

BOD Absent:

Hawthorne Management Present: None

7:00pm Meeting called to order – Bob

7:01pm Appointment of BOD Members and Officers - All

- Updates to be sent to WEB Site for updating
- President – Cory Neal
- Vice President – Alexandra Cresci
- Treasurer – Jason Ehrlich
- Secretary – Bob Brethen
- Committee Liaison – Tina Bailey

7:27pm Approval of previous meeting (March 2024)

- Annual Meeting minutes approved via e-mail and have been posted on Stephens Gove WEB Site

7:28pm **Financial Overview** - Jason

- late HOA dues fee increased to \$20.00
- approximately \$19,000.00 (51 homes) owe January HOA dues
  - 9 homes have letters being sent from the HOA Attorney

7:35pm **Old Business** – All

- Review of Spectrum services, billing – Jason - Complete
  - retained land line phone for pool per NC statutes
  - WiFi for Clubhouse and Pool
- New (used)/repaired) grill approved for the pool - \$1500.00 – Jason
- Update on Clubhouse Roof – Jason
  - Work to start on April 29th
- Need to fill Architecture Committee role – Tina
- New Management Company Mainstreet to start on May 1<sup>st</sup>
  - 30-60 day transition from Hawthorne



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8:00pm      **New Business – All**

- TerraGreen - Pending quote for mulch on our common area vs pine straw
- Obtain a Police Officer to cover the Swim Meet – Cory
- Will order new pool umbrella's for Pool with management company transition
- Need to follow up on Clubhouse Cleaners, once a month? - Cory

8:11pm      **Open Forum –**

- Nothing to report

8:12pm      **Meeting Adjourned**

### **Long-Term items under review –**

- Pool Deck revitalization (sanding, grinding off older layers, re-painting)
  - Need to solicit quotes from pool vendors
  - Initial quote obtained from Trident
- Baby pool upgrades, possible ADA, Health codes
  - Follow up with Pool vendors
- Tennis Court and Basketball Court repaint, repair
  - Vendors not available for our work at this time, need to follow up
  - Potential to link in with CSD when their courts need repair work
- Sail shades for the Pool Area
  - Vendors will not give a quote without knowing budget money
  - Board to re-review and decide on a budget
  - Looking to cover, playground, baby pool, areas around main-pool

The next BOD Executive Session is scheduled for 7:00pm on April 29th in the Stephens Grove Clubhouse – Violation Hearing

The next BOD Meeting is scheduled for 7:00pm on May 20, 2024 in the Stephens Grove Clubhouse