



Board Of Directors Meeting Minutes May 20, 2024

Attendance:

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

BOD Absent: Alexandra Cresci

Mainstreet Management Group Present: Diana Bonneau

- 6:35pm Meeting called to order – Cory
- 6:36pm Approval of previous meeting (April 2024)
- Meeting minutes approved via e-mail and have been posted on Stephens Gove WEB Site
- 6:37pm **Financial Overview** - Jason
- Update on delinquency (44 homes) owe January HOA dues approx. \$20,000
 - 9 homes have pre-lien letters being sent from the HOA Attorney
 - Mainstreet Management Company following up delinquencies
 - Updated on turnover of finances from Hawthorne Management
 - Initial discussion surrounding the need for 2025 dues increase
- 6:49pm **Old Business** – All
- New (used)/repaired) grill approved for the pool - \$1500.00 – Jason
 - Need to fill Architecture Committee role – Tina
 - Bob to provide process points
- 7:00pm **New Business** – All
- TerraGreen –
 - string trimming along Stephens Road to be completed
 - playground mulch – to be installed after Memorial Day
 - walkway drainage quote - \$2410.00
 - work order approved
 - broken irrigation head in field between pool and tennis court
 - Obtain a Police Officer to cover the Swim Meet – Cory
 - June 4th vs. Westport (4:15-6:15 coverage)
 - Twenty new (blue) pool umbrellas for Pool have been ordered – Cory
 - Cost under \$1000.00
 - Planning to order a new umbrella for the baby pool
 - Need to follow up on Clubhouse Cleaners, once a month? – Cory
 - Checking on bi-weekly cleaning during June-August
 - Review Pool furniture – chairs and lounges



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- Total of 19 tables, 80 chairs, 48 lounges
- Cleaning (power wash to be scheduled)
- Review with Trident to fix/repair broken pool furniture – Bob

7:50pm **Open Forum –**

- Pool Fobs, 2 per house – Jason to turn Fob management over to Mainstreet
 - Check on timer for use to gain access to the tennis court

7:56pm **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 Meeting is scheduled for 6:30pm on June 24, 2024 in the Stephens Grove Clubhouse