



## Board Of Directors Meeting Minutes August 26, 2024

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Attendance:

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

BOD Absent:

Mainstreet Management Group Present: Diana Bonneau

6:38pm Meeting called to order – Cory

6:39pm Approval of previous meeting (June 2024)

- Meeting minutes approved via e-mail and have been posted on Stephens Gove WEB Site
- The HOA BoD did not meet in July

6:41pm **Financial Overview** – Jason

- Mainstreet Management Company continues to follow up delinquencies and potential pre-lien letters
  - cost to lien \$575.00
- Pending reimbursement check (\$10,000) from Erie Insurance for the Clubhouse Roof replacement
- 2025 budget planning underway
  - Motion to raise annual dues passed, will be raised \$50.00 per year (\$25.00 per 6-month assessment). Yearly total: \$800.00
- Review turnover of Financial Duties for Oct 2024 – Mar 2025
  - Treasurer moving from neighborhood, effective September 30th
  - Board decided to leave position open until annual meeting in March 2025, the board members will cover as required

7:15pm **Old Business** – All

- The entrance white boards to be replaced
  - Tina to follow up on replacement cost
- Review the numerous signs on the pool gate entrance
  - Tina to review for consolidation

7:16pm **New Business** – All

- Purchase of new benches for the tennis courts? – Tina
  - Approved to obtain quotes
- Reschedule Executive Session for August 26<sup>th</sup> hearing



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- Board decided to not reschedule, Mainstreet to follow up with a letter from the HOA
- TerraGreen –
  - string trimming along Stephens Road to be completed
    - Bob to follow up
- Pool will be open without Lifeguards for the month of September
  - Last day open will be Sunday, September 29<sup>th</sup>
  - The 25 days of additional service will cost \$2,300
    - The board will be reviewing moving to attendants only vs Guard coverage for future contracts. Also, exploring the possibility to hire someone in the neighborhood as the attendant
- Mainstreet Mgt to follow up with Trident for cost of attendant only

7:35pm      **Open Forum**

7:45pm      **Meeting Adjourned**

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

- Review Pool furniture – chairs and lounges
  - Total of 19 tables, 80 chairs, 48 lounges
  - Cleaning (power wash) - \$550.00 - completed
  - Review with Trident to fix/repair broken pool furniture – Bob
    - Re-strap chair - \$120, lounge - \$147 (8-12 week turnaround time)
    - Board will review furniture at the end of the season to send out for repair or potentially buy new
- 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



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- 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 Meetings are scheduled to start at 6:30pm in the Stephens Grove Clubhouse:

September 23, 2024

October 28, 2024

November 18, 2024 – Budget Ratification for neighborhood

December – No meeting