



## Board Of Directors Meeting Minutes September 23, 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

6:32pm Meeting called to order – Cory

6:34pm Approval of previous meeting (August 2024)  
Motion to approve previous meeting minutes past, they will be posted on the Stephens Grove WEB Site

6:35pm **Financial Overview** – Jason

- Mainstreet Management Company continues to follow up delinquencies and potential pre-lien letters
  - To date: there are 24 delinquencies
- Still pending reimbursement check (\$10,000) from Erie Insurance for the Clubhouse Roof replacement
- Mainstreet will review number of rental properties in the neighborhood
  - The board will review adding wording to the CC&R's to restrict rental properties
  - A neighborhood vote will be required to add any changes to the CC&R's

7:00pm **Old Business** – All

- The entrance white boards to be replaced
  - Tina reviewing sign options with Artisans Signs
- Review the numerous signs on the pool gate entrance
  - Tina reviewed required notices currently on the pool gate
- Purchase of new benches for the tennis courts? – Tina
  - Approved to obtain quotes
  - Board preferred a Trex material
  - Looking to contract with a local carpenter to build
- TerraGreen
  - string trimming along Stephens Road to be completed
  - Sprinklers (irrigation) running correctly adjacent to the parking lot?
    - Bob to contact Jamie (TerraGreen)
- Pool: 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
  - Pool dates for 2025: 05/10 – 09/28



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- Mainstreet Mgt to follow up with Trident and other vendors for cost
  - attendant only, maintenance only

### 7:20pm **New Business – All**

- TerraGreen
  - Neighborhood tree trimming proposal sent out to board for review
- Neighbor sleeping in car to be investigated
- Architecture Committee approvals to the reviewed - Tina

### 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
  - 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



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The next BOD Meetings are scheduled to start at 6:30pm in the Stephens Grove Clubhouse:

October 28, 2024

November 18, 2024 – Budget Ratification for neighborhood

December – No meeting

January 27, 2025