



## Board Of Directors Meeting Minutes October 28, 2024

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### Attendance:

BOD Present: Cory Neal, Bob Brethen, Jason Ehrlich

BOD Absent: Tina Bailey, Alexandra Cresci

Mainstreet Management Group Present: Diana Bonneau

6:30pm Meeting called to order – Cory

6:31pm Approval of previous meeting (September 2024)

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

6:32pm **Financial Overview – All**

- Reviewed 2025 Budget
  - Motion was made to approve the 2025 budget and approved
  - Mainstreet will mail to neighborhood in advance of the November 18<sup>th</sup> ratification meeting
- Mainstreet Management Company continues to follow up delinquencies and potential pre-lien letters
  - As of September, there were delinquencies which totaled \$7,000.00
- Insurance reimbursement check (\$10,000) from Erie Insurance for the Clubhouse Roof replacement was received - complete
- Data on number of rental properties in the neighborhood - Mainstreet
  - 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 2 new benches for the tennis courts – Cory
  - Benches were ordered - \$600.00
- Terra Green
  - string trimming along Stephens Road - completed
  - Sprinklers (irrigation) running correctly adjacent to the parking lot
    - Terra Green corrected problem
  - Neighborhood tree trimming proposal sent out to board for review
    - Needs review from board
- The board will be reviewing 2 pool management company contracts for 2025
  - Also reviewed moving to attendants only vs Guard coverage for future contracts with vendors



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- Pool dates for 2025: 05/10 – 09/28 (includes swim at your own risk)
  - Architecture Committee approvals to the reviewed - Tina
- 7:36pm      **New Business** – All
- Irrigation leak on Stephens Road was approved for repair - \$3000.00
- 7:38pm      **Open Forum**
- 7:39pm      **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)
  - 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 Meetings are scheduled to start at 6:30pm in the Stephens Grove Clubhouse:

November 18, 2024 – Budget Ratification for neighborhood

December – No meeting

January 27, 2025