

SRHA General Meeting

November 19, 2020 7:30 p.m. via Zoom

Meeting was called to order at 7:36 p.m.

- Introduction of Board Members in Attendance: Corey Barthelemy, Ethan Leveillee, Pam Cox, Lori Tippet, Jeremy Ladd, Danielle Butera, Jon Lovejoy, Zach Trinite
- The minutes were reviewed and approved from the March general membership meeting. Sally Campbell mentioned a typo in the March 12, 2020 meeting notes.
- The agenda for the November membership meeting was approved.
- Corey gave a “Thank You” to everyone who is a part of the HOA. Corey also gave a “Thank You” to the board members and thanked them for stepping up to be a leader in the community. He also thanked others that have helped in the neighborhood (gatekeepers, workdays).

Financial Report

- In November of 2019 we had 134 Community and 125 Facility Members for a total of 259.
- Zach went over budget:
 - We had a fiscal conservative year. We adjusted the budget anticipating we would receive less money. We did bring in more income than we projected and less in expenses.
 - The board is able to contribute to the long term account this year. We will be putting in the normal annual contribution and possibly a little more. \$2,310 for Swim and \$2,310 for Tennis and \$5,900 for Community.
 - Per Jeremy, any money left over from pool maintenance we will put in a long term account just for pool maintenance so that when we have to resurface the pool we will be able to have money for that expense.
 - Income increased by 8,000.00. We got more money from guest fees and better newsletter ads.
 - Expenses (before tree work) \$67,385.00 budgeted and \$45,404.00 spent. After we pay for removal of trees we will have \$7,000 to 8,000 to put toward long term.
 - Long Term Balance – Community \$27,423.00 and Facility 18,225.00. There is nothing in the pool due to repairs. We will be able to add to the pool this year. Tennis is \$9,317.00 and the emergency fund will be \$4,197.00.

2020 Recap

Opened pool with Covid rules. Per Corey, it went very smooth. We protected HOA and everyone still had a good pool season. Next year we will look at Covid and see if the rules can be changed. Corey asked if anyone had any feedback from this year. Stella said other neighborhoods had furniture out and she asked if we had heard anything about them. Jeremy said that other neighborhoods had the staff to clean the pool furniture and we did not and that is why we chose not to put out the furniture. Corey said more than likely the furniture will be out next year.

- New Pool Signage
- New Ring security cameras
- New picnic table at the fire pit
- Pool guest fee changed to \$5 per person. Brought in a little bit of money. We did this due to Covid and the limited number we were allowed in the pool area. One neighbor said they thought the pool fee was too high. Sally said in the past if they were part of your family you did not have to pay the fee. The fee was for friends outside the neighborhood.
- New light bulbs on tennis courts.
- French drain work completed
- Almost all of Sever Rd. is complete with added mulch
- Backflow repair completed at the entrances
- Memorial Day Parade and Banner
- Graduation Banner
- Steeplechase Lawn Olympics
- Veteran Banner
- July 4th Party/Fireworks
- Back to School Social
- Adult Close the Pool Party
- Brewery Outing
- Halloween Bonfire
- Jeremy said that because of all the rain we have had a lot of trees falling down. The board has started cutting down the trees. The trees by the pool will all need to be removed in the future.

2020 Remaining Items:

- Collecting HOA Member Yard Signs- Thank you to Danielle and Christy who designed the signs. We will collect in the next couple weeks and then bring them back in the Spring. We would like to have a different sign for permanent members next year. The residents like the yard signs. It shows support and identifies where we can reach out to people
- Christmas Decorations – putting them out this weekend, if anyone wants to help. Corey would like to use money to add more lights.

2021 Priorities

- The board would like to put the pool first – need to do a few things like the shower and the water fountain. Improve pool area in general
- The second thing would be tennis lights and Court 4.

Court 4 Feedback:

- Jeremy said there are a few options. We could turn into a community garden. The only negative is designating facility funds to this and who would be doing the upkeep for this. This should not be a board issue. We could also resurface the court and make it a usable court. Jeremy received quotes to replace the LED lights on the tennis courts and it is the same cost as it would be to resurface the court. We need to decide if we want to make it a tennis court or do we want to do something else with the area. SET has some funds leftover that we might be able to use for the resurfacing. We did the adopt the bush fundraiser and maybe we could do a fundraiser where we do another fundraiser for court 4. Sally said the companies she spoke with said that we need to dig the court up and restart the project. The cracks are so deep that it would be hard to just resurface the court. Stella said the total rebuild quote she got would be over 30,000.00 and 12,000.00 to remove it. Mary and Stella came up with the idea of the community garden. A playground was also suggested. If we did the garden we would need to find out how to get water to it, who will maintain it. Jeremy suggested that Court 3 needs more wind screens and also maybe getting some wind screens for Court 4 too. Stella said that when people are looking at the neighborhood to buy and see Court 4 it is an eyesore. She suggested we do something with Court 4 instead of getting new LED lights.

Al said we need to get Court 4 back to being a tennis court. He said that anything else we do with that area would look out of place. Jeremy said this neighborhood is very giving and we could do a raffle or some type of fundraiser. Mary suggested the garden so that it is a temporary fix and we can put a sign that people will see that we are doing something with the area. It would not cost very much to start the garden. Mary said that in Court 3 is starting to show cracks and we will need to start looking at fixing those as well. The money has been put aside in the budget to resurface Court 3. Ed Hawkins turned in a proposal for LED lights on tennis courts and he would like to compare quotes and the cost. Corey said depending on how much it would cost to raise the amount will we lose money if we have the court taken away and then as soon as we get the rest of the money to have the court built? A resident said that it will be more expensive to remove and rebuild the court. Jeremy said we need to get quotes and then in the Spring Membership meeting decide what to do with the courts. Pat asked about the garden being on the court and if that would hurt the food. Jeremy said that they are raised beds and would not hurt the food. Pat asked about it being used as a multi-purpose area. Sally suggested putting in the newsletter options of what to do with Court 4 and then we can vote on it. Corey said he would look at getting feedback about the Court and see what we will do going forward. Mary would like to clarify some things and she said tearing up the court and letting it sit will not work. She said the garden if you look up what to do with the tennis court you will see raised bed gardens.

2021 Board Positions

- All positions but Chairman and Community President are open. Corey asked if anyone would like to nominate anyone or nominate themselves.
- Bill Jordan said he would be willing to take a position and thinks he would be useful. Jeremy suggested he do the Facility Operations Director position. Pat nominated Bill and there was a vote and he is the new Facility Operations Director.
- Lily is now Facility Social Director
- Pat asked if Zach and Jeremy would be willing to continue in their position. Jeremy and Zach are both willing to stay in their positions. Pat gave a motion that the Facility President and Treasure continue another year.
- Stella will continue doing the newsletter.
- Jeremy asked if Pam would continue as Community Social Director. She has agreed.
- Danielle will stay on as Swim and Tennis.
- Corey said he would not mind doing the Webmaster role. He would do that along with being the Chairman.

- Pat asked Lynn if she would be interested in becoming Secretary. She will think about it.
- Corey thinks the board would be able to handle the Webmaster position. Christy was nominated to see if she would be willing to stay on as Webmaster.
- Corey moved to communicate that we have two vacancies and see if anyone would be willing to take the position.
- Sally suggested adding the Communications position is open too so that Stella does not have to do it anymore.

Corey asked if there was anything else:

- Stella said she bought gold paint and she is going to repaint the entrance signs.
- Ethan said 10:00 this Saturday morning to put up decorations. Ethan said the timer switch is not working. Jeremy said reach out to Scot Sherwin and he can help.
- Corey asked residents to be transparent and bring any concerns to the board. He thanked the residents for being a part of the neighborhood. Corey thanked all the board members, both old and new.

9:21 Meeting Adjourned