

Call to order 7:37 pm

Introduction of Board Members

Thank you to Nate Orrico – 19 years on the board over 31 years as resident of neighborhood.

Approval of meeting minutes from March General Meeting – motion approved, seconded, approved unanimously.

Approval of agenda – motion to approve, seconded, approved unanimously

Reviewed current member counts – 130 Community / 128 Facility. 83 permanent membership homes – gain of 5 since March 2018.

Question: homes owned by Invitation Homes – can they sign as permanent membership? Once sold the property would be permanent, but haven't brought it to their attention because they currently pay full facility dues on all homes.

Reviewed income and expenses to date. Bank balance of \$30,143.71 as of 11.24.18. No questions were posed regarding the budget.

Recap of year:

- Finished Sever Road fence & landscaping in February
- Wall at Starter Gate repaired
- Upgraded lighting at Dean Road entrance
- County has replaced all street intersection signs and traffic signs
- Stumps removed from Dean Road
- New lines in parking lot of facility
- New Umbrellas at the pool
- Swim team finished with 4-2 record, and won the Margaret Gilbert Award for sportsmanship.
- New ceiling fans under the deck cover
- Removed dead tree from Steeple Run entrance with help of volunteers
- Added "under surveillance" signs at facility
- Drainage project behind tennis view stand is in progress
- 2 successful workdays – over 20 volunteers in spring and 15 in fall
- Had a full social calendar
- Cookie Swap on Dec 16th at Gonzalez home
- 30+ new neighbors
- Mulch delivered for court 3

New COPS Liaison – Alea Kelly. Annual meeting is 12/4/18 at 6:30 pm

Thank you to gatekeepers for 2018

Future Priorities:

- French drain at Court 3 needed to keep integrity of Court 3 that was resurfaced. Original quote of \$3,000 from former landscaper. Could be done ourselves, and also add drain around pool while using equipment.
 - Need 2 more intense workdays to remove tree along path and wood splitter for fire pit
 - Mary Gonzalez recommended selling fire wood and other recommendations were to allow neighbors to come get it
- Court 4 remains to be addressed. Goal by March 2019 meeting to have plan going forward. To do same thing on Court 4 that was done on Court 3 would be \$15,000. Currently no lights on Court 4. It is not beyond repair. Told that it is good that it has split completely. Quote is just for physical court, no upgrades, no light additions, etc.
 - Recommended hanging tennis lining along fencing to disguise eyesore in meantime
- Better lightning protection at Facility due to multiple lightning strikes
- Drainage issues at both sides of pond
 - Nate spoke to man who provided rocks for viewing stand. He provided an alternate view of county's responsibility. Because it is on our property, he says it is neighborhood's responsibility. Need to verify validity of whose responsibility but is likely it is going to be an HOA issue.
- Brick repair at pool entrance
- Pavilion floor and breezeway floor will be painted with volunteer labor and supplies
- Replace ALL tennis court lights
- Nice "facility only" signs at entrance if financially possible
- Pool furniture showing its age - will be a large expense in near future
- Gazebo at Court 3 and 4 need repair for rotten wood, railing knobs missing – attention needed
- Working to get neighborhood directory out at beginning of 2019

Election of 2019 board:

2019 Board Slate – for Election:

Chairman – Stella York

Secretary – Lori Tippet

Treasurer – Zack Trinite

Community President – Scot Sherwin

Community Social Director – Pam Cox

Communications Director – Angela Sowinski

Webmaster – Christy valance

Facility President – Jeremy Ladd

Facility Social Director – Mary Gonzalez

Facility Operations Director – Jon Lovejoy

Facility Swim and Tennis Director – Danielle Butera

Request made to attendees for additional individuals who want to join the board in any capacity prior to vote.

Motion to approve received, seconded, approved unanimously.

Recap of Lightning Strike expenses – Jeremy discussed looking at getting arresters and the facility grounded in 2019 to avoid repair costs. This year the strike came through the internet system. The time prior it came through the key card system. This year, the cables were looped to make the cables longer to help prevent, but looking at additional options to protect as much as possible. Question – what is difference in arrester and lightening rod? Arrester is electronic device that takes energy and creates path of least resistance in the circuit to absorb and dissipate into the ground. Rod is just a physical wire/metal and grounding it. Arrestor goes onto the electrical circuits. Will be attached to lode center to capture energy and bring it to ground. Will cost more to install than for the actual arrestor. 3 will be required for the 3 lode centers. They are similar to “whole house protectors” but are not surge suppressors. Arrestors are \$100 each – still quoting the installation. More information will be provided at March meeting.

Discussion of Pool Proposal: Updated numbers were provided in the agenda for budget amounts (as compared to what was provided in initial communication to members in advance of Membership meeting).

Concerns were addressed with draining the pool for replastering effort and any negative impact to drain into the pond. Pool company will test the water for chemical map safety. If safe, it will not be an issue. If it is dangerous, Jeremy and Nate have a solution for pumping directly into the sewer system. Draining into the pond would be faster. If not a pump and hose have to be brought in to use the sewage system.

Sally asked if we received other bids. Several were \$10-15k more, one that was \$5k more, and prior pool company proposed \$5k less; however, given poor maintenance performance, board did not believe that was the best route to go.

Motion to approve brought by board. Sally seconded. Passed unanimously.

Raffles drawn.

Adjourned 8:43 pm