

SRHA General Meeting

March 12, 2020 7:30 p.m.

Meeting was called to order at 7:41 p.m.

- Introduction of Board Members in Attendance: Corey Barthelemy, Ethan Leveillee, Pam Cox, Lori Tippet, Jeremy Ladd, Danielle Butera, Jon Lovejoy, Zach Trinite
- 16 Homeowners in Attendance
- The minutes were reviewed and approved from the last general membership meeting.
- The agenda for March membership meeting was approved.
- New people to meeting introduced themselves

Financial Report

- We went over the 2019 – 2020 budget
- We are down on dues but made up for it in other areas
- We had some high cost items in the last year: pool repairs, French drain
- General Maintenance we have \$2,500.00
- The drainage project took up the tennis budget
- Sally asked if we could see the long term reserve in the budget. She would like them printed out. We have \$48,500 in long term after the transfer we will have \$58,820.
 - Community \$27,400
 - Facility \$16,000
 - Pool \$2,310
 - Tennis \$9,310
 - Emergency \$3,800
- Nate asked about budget drip in pool membership: the board is proposing a budget change to Facility membership from 273 to 260
- HOA closing letters increased the price from \$105 to \$210. If you are a member you get a 50% discount. Permanent members get the fee waived.
- The expenses have been adjusted. Nancy asked about the \$8,000 left over and how it will be separated. The carryover came from the raffle and will be used for projects.
- Sally asked if we needed to vote on keeping the \$8,000 out of long term. Members decided we could move forward.
- Corey asked to wait on budget vote until we talked about projects.

Jeremy 7:59

- Jeremy spoke of French drain project. They used rock to fill in the gaps. Jeremy and Jon went to county and there is a limit of rock you can get from the county. We paid 4700 to get more rock to finish the tennis courts.
- Finished drain project outside pool area. There have been some modifications including raising board so water can drain. We will work on this during the neighborhood workday.
- The back pathway was cleared with the landscaping company. This clearing will help with visibility and security.
- Flood wall on pond drainage area. The flood wall has fallen and it happened more than 5 years ago. Due to the collapsing of the flood wall it is causing the flow to erode under the pipe. Jon got advice and was told it is best to break up the head wall and bring in more riff raff so pipe will stop eroding. Jeremy talked to county and they said it is the neighborhoods property and our problem.
- The pool was replastered last year and there will be more work done this year.
- All buildings and fences will be pressure washed after pollen season.
- The sewage system needs to be looked at – need to replace rotted pump.
- Also need to replace part of fence that is by the trash cans at the pool.
- Scot asked about fountains at the pond – they need to be worked on .
- Workday will be scheduled soon.
- Bill asked about maintenance on tennis courts:
 - \$3,000 in budget line
 - 2 lights out now. Problem is getting equipment out to replace only two, it is costly. Waiting for at least 3 lights to go it to make replacement less costly.
 - Sally asked for it to go ahead and be fixed since tennis season is about to start.
 - Scot would like to start using LED lights. Per Jeremy it will be 12/15 years to recoup our losses on changing to LED lights.
 - Board needs to discuss if we are willing to invest 10,000 in lights.
 - Jeremy asked for vote on changing lights to LED.
 - Homeowners suggested changing all the bulbs in the tennis lights when you change the other two.
 - Scot and Jeremy are going to talk about LED lights.
- Mary asked about the ivy in the woods headed to Court 3. Jeremy said ivy has been cut down so that the ivy would die. Jeremy will get quote on getting rid of ivy on Mary's side of the path.
- Jeremy explained about cleaning mildew off tennis courts. If you pressure wash the courts then you will have to resurface the courts. We are open to ideas. We have two

more years until court needs to be resurfaced per the warranty. It won't cost as much to resurface – about \$3,000 to \$5,000.

- Sally asked about 2019 budget line for insurance – it is much less. There is not a payment due now. Payments are split into four lines.
- Al asked about pool pump. Three out of four pumps have been replaced.
- Blue Whale maintains the pool this year as well as last year
- Mary suggested outsider tennis dues should be lowered. Danielle asked if we thought more outsiders would play if we lowered fee and Mary thinks they would. What would be a comparable rate to charge?
 - Decided to lower rate to \$25.00 a season. It will be effective next season at the end of April. The board will vote on this.

Cory called vote for Budget and at 8:43 Budget approved for 2020/2021.

HOA Signs:

- Danielle explained how we decided to do HOA signs. She saw the signs in White Oak subdivision and how they look good. The board thought this was a good way to get people to join.
- Corey read the flyer we printed for the HOA sign delivery that we will be leaving when we distribute the signs. We ask that the sign be placed by the mailbox. We will be placing them starting this weekend.

Social Calendar:

- Corey asked if anyone had questions about the social calendar.
- Corey explained we will have more Workdays but they will only be two hours long. We hope this encourages more people to come since it is not an all day event.
- Questions were asked about Halloween cul-de-sac gatherings. Corey explained trying to make it more intentional and getting out and meeting neighbors. See more people if you go to the cul-de-sac and not each house.
- Alta suspended the spring tennis season due to the corona virus.
- Jeremy asked about firework donations.
- The board explained about sub-committees idea about neighbors helping out with big neighborhood parties.

Prize Drawing:

- Chick Fil A gift card won by Bill
- Starbucks gift card won by Scot
- Home Depot won by Nate

8:58 Meeting Adjourned

