

SRHA Annual General Membership Meeting – March 25, 2021 – 7:33PM

6:45PM – Stella York & Nancy Orrico, Notary came early for anyone to stop by to turn in paperwork for Permanent Membership

Board Member Attendance – Nickie Sears-Schroeder, Jeremy Ladd, Ethan Leveillee, Pam Cox, Zach Trinite, Lilly Still, Stella York, & Bill Jordan

Sign-In Sheet – Collected, see under separate cover w/Zoom Callers Added

Copies Provided – 2021 Proposed Budget & Agenda / Reminders ALL FORMS/CALENDAR on SRHA Website, E-newsletter & FB (anyone can join the SRHA FB pg)

Approval of Minutes – Minutes were approved from November 2020 End of Year Meeting

Introduction of Current 2021 Board Members:

- Each introduced themselves & their position, if had been on the board before and for how long.

Chairman

- Jeremy oversaw this meeting in Corey's departure. He asked if anyone present was willing to take it on. We had no volunteers in person or on Zoom.

Current & Proposed Budget Updates (Presented by Zach):

- Post-COVID, amended from April/May 2020, see under separate cover
- Short on Community Dues due to COVID, however facility dues exceeded estimate, good on donations, increased guest fees, as a result, uptick in income.
- HOA Closing Requests are strong, so there have been lots of house movements in ownership – we charge a high fee to provide paperwork per industry standards but if a member, there's 50% discount & if permanent member, the fee is waived. This is a benefit of becoming a permanent member or current homeowner looking to sell (\$210 fee).
- Newsletter ads carried over
- Tennis Outsider Fees about the same as previous years
- Pavilion Rental income suffered b/c of COVID
- Expense Highlights – End of last year, storms caused tree damages, so general maintenance in facility budget went up
- 2021 budget includes full long-term transfers, so it dropped down but went back up
- Waste Collection Update – 300% increase in costs, so we have not pd for 1st Quarter and in disputes currently.
- Al Cherpak asked question regarding the longterm budget. Pam Cox asked about long-term tennis amount & explained that long-term tennis, etc = balance = \$59,240.71 is one amount and divided up into buckets...so this is a balanced budget w/\$9k
- Proposed Budget – outsider fees & Swim team is added back in - includes Standard & Recuring; # Permanent Membership has increased, so motion to vote and approved to increase from \$100 to \$600 for filing fees; dropped copying w/distribution of post cards instead; add back in higher number for Swim/Outsider fees based on average or better of \$1500 from '19, depends on capacity and don't know if those recommendations will change based on COVID, etc.
- Pam Cox inquired whether we could keep pool open longer this year – plan is to open Mother's Day wknd and close after Labor Day. It costs approximately \$450 p/week to keep open so budget can be revisited if weather still warm, etc.
- Motion Approved and voted to increase Plants for Community landscape to \$1200 – Sally Campbell noted the landscape co needs to trim/cut the shrubs at entrances off Sever Rd as overgrown by 1/3 – this move can be supported by moving from longterm
- Motion Approved and Voted to Accept the 2021 Budget

- Membership Current #'s (not including checks that came in this week) – 65 Facility & 87 Community – 60% Community target & 50% facility target and good for this time of year – once pool opens, more will come in; approximately 118 + 5-6 or 125 permanent community members signed up, but not all paid yet. Yard signs will be given out when payment received.
- Jeremy noted Nate Orrico's suggestion that we have Permanent Member yard signs a different color to stand out, will remind ppl to pay dues and want that black/gold color (picture posted on website).
- Pat Wagner asked to make sure they have paid before placing out – we noted we ordered approximately 150
- Signature Homes note – They pay Permanent membership, comes out of price of sell, has nothing to do with facility but current owner...Zach gets notified in Dec and is prompted before beginning of each year. Al Cherpak noted only 4 out of 10 turn down the permanent from higher up Inc. Home

Community Updates (Presented by Ethan):

- Ethan reminded all of Graduation Banner at \$40 p/student, HS or College. Deadline will be May 1st
- All went mostly as expected in 2020, however spent on repairing water systems & light fixtures at entrances
- Nate/Nancy Orrico helped with purchasing the shrub replacements and scheduling the mulch delivery, some planting was done – we just voted to approve increasing that budget line item.
- Stella helped paint signs at entrances
- Confirmed we do have some \$ left in reserves
- Bill Jordan expressed concern that he was denied an extra can when saw other homes had extra or if broken, they brought new out...said no action from his calls similar to Jeremy about facility can issue. Pam/Ethan were surprised as they were delivered new recycle cans. He suggested we get with other HOA Boards to have them also complain to County.
- Pam suggested contacting Gwinnett Co District 1 Commissioner – Kirkland Dio Carden (contact will be shared on Facebook by she/Ethan) – write letters regarding the Waste Disposal Issues b/c is included in our property taxes and they own the Advanced contract in our region. Pam sits on Recreation Authority Board.
- Ethan thanked all for coming out to March 20th Community Work Day and hopes more will come out to next one braver from COVID vaccinations, etc.

Facility Updates (Presented by Jeremy):

- Biggest expense not expected were downed trees from storms, 5-6 by firepit & 3 llands behind pool and across stream, uprooted by the amount of rain
- There is a pool maintenance increase b/c demand in the chemicals and supply costs b/c of COVID
- Spoke again about the waste collection increasing by 300% (see details in March Board minutes) – alternative for busier months is dumpster in back parking lot as Swim Team pays or shares, picked up every 2 weeks. Checking w/Swim Team Board to see if getting this year before moving forward.
- Shower fixed at pool – County mandated as we have skirted under radar in years past
- New Water Fountain w/bottle filler set to arrive on Mon, March 29th. Had to turn water off old one.
- Getting quote on fixing wooden fence by the Pavilion
- Spread mulch/pine straw on Community workday around the playground
- Nate Orrico sheet rocked the ladies restroom where we fixed shower
- Replacing windscreen at Court 3 & 4. Discussed resurfacing Court 4 (See details in March Board minutes) but teen's Dad who grafetti paying to have pressure washed on April 5th, value of \$400. Quote was \$16k to resurface from Signature tennis, Bill Jordan suggested getting 2 more quotes. It will push long-term reserves.
- Future projects are listed on website and will be on bulletin board – to include getting suggestions on the washout areas/trees/erosion on walkway to Courts 3 & 4 and County drain help. Al Cherpak asked about whether it was requirement to replace it.

Swim/Tennis Updates (Presented by Danielle):

- See March Board minutes for further details
- Swim Team Registration starts online March 29th – reiterated the benefits for kids of neighborhood (Nickie chimed in to agree & SwimAtl kids get their start from summer swim), cheapest swim lessons from best coaches
- Tiedown strap for Court 3 came in today and will be fixed tomorrow for weekend ALTA play if needed
- Pat Wagner expressed concern over non-tennis activities seen on Courts. Cameras are currently on 1 & 2 and we might look at placing them at 3 & 4 as well, per Jeremy. Jeremy encouraged neighbors as he has to call Police as they will immediately loop through the neighborhood. He has seen drugs, parking, sleeping, etc. There is a phone # posted by the pump room as well. We do have signage that it's private property at entryways, but as members, we have right to ask them to leave.
- Pam suggested reaching out to all other HOA's to spread word about our swim team registration
- ALTA Mixed Doubles begins registration April 13th. Christy Vallance is Captaining and encouraged any Facility members to reach out if interested.
- Swim Team link is listed on our website, E-newsletter & FB

Community/Facility Social Updates (Presented by Lily & Pam):

- See March Board minutes for further details
- Lily announced successful March Digital Family Scavenger Hunt on Mar 20th – Parker Ladd was winner of goodie basket.
- Easter Egg Hunt – FB Poll will go out this week to see interest in having hunt on April 3rd. Explained reservations about before Spring Break/COVID/Weather, etc.
- Pam/Lily plan to have one activity each month for Community and for Facility members
- May 1st is Teacher Appreciation Day – Idea to do a banner for recognizing our teachers in neighborhood like Veterans or at least recognize on social media/newsletter
- Discussed Memorial Day/July 4th/Labor Day COVID options – plans to have but offer social distance guidelines; encourage masks on pool deck; suggest RSVP's for max capacity; do not serve buffets but encourage all to Bring on Own; tents around playground/tennis courts/parking lot; games on lawns, etc vs pool deck; signage not liable/come at own risk as live event CDC; wait till April to see numbers before making final call. Jeremy to circle back around on Fireworks, may save \$ for Bigger Party Labor Day when vaccines/risk factor/Gwinnett Co numbers are lower...Parade definitely still on as well – Pam/Lily to give date to Firetruck Station to have on calendar – TBD water balloon fight, may just be hoses/guns instead.
- Back to School Ice Cream Social proposed prepackaged only and may scale down for K-2nd graders etc to meet each other before school begins.
- Other Dates needed to be set: Spring & Fall Garage Sale / Halloween Plans
- Board discussing plan for Communications Director to promote each month a dedicated month for different kids' sports highlights, such as April for Soccer, May for Baseball, etc. – would need to post on social media/newsletter to have parents let us know who is participating by a deadline for following month publication.

DRAWING -

Stella pulled Jon Anderson's name from Zoom and In-person Attendee List – Received \$25 Gift Card to Home Depot for tuning in.

Meeting Called to Adjourn at 8:56PM