

HOA 2 Meeting Notes

Date: 11 Sept 2023

Present: Robert, Brendan, Deb, Fidencio, Mary, Theresay

Not present: Predrag, Cyndy

Meeting Start: 7:03pm

1. Review/Approve August Minutes. Brendan moved to approve minutes, Deb seconded. Motion passed.
2. Financials. Payments dropped, expenditures picked up. Checking has \$47,485.99. Savings has \$84,396.39. Income was \$5,445.48. Expenses were \$20,963.38. No transfers since last meeting. Annual insurance was paid. Brendan will check if we can do a transfer to anticipate expenditures.
3. Accounting.
 - a. QuickBooks is normally \$54/month. Effective 10/3, monthly rate will go up to \$64/month. We can save \$219 by making an annual payment of \$549. Brendan moved to do the annual payment, Fidencio seconded. Motion passed.
 - b. Lien follow-up. Executing a 3rd lien will be costly. We only have one bad account.
 - c. Water bill not showing up as reported by other HOAs. Mary confirmed that there was no bill for May or July (we get billed every other month). Mary flagged this in our account. Deb moved to approve the financials, Fidencio seconded. Motion carried.
4. Correspondence.
 - a. A renter wanted access to the pool at 9am; Baron let them in.
 - b. Pool patrons know that only one key is assigned per lot.
5. Maintenance
 - a. Flapper valve for solar panels. Baron has information and is waiting for part.
 - b. Inaccurate temp being displayed. Predrag will be working on this.
 - c. Dark Skies. Robert still working on the Dark Skies grant.
 - d. New sprinkler controller box installed in pool house.
 - e. Breaker switch? Robert asked if Baron is working on this. Fidencio does not have any communications from Baron on this item. We'll check with Predrag if he knows anything about breaker.
6. Garage Sale. Rob will reach out to homeowner and invite her to next meeting for an update.
7. New Business
 - a. 3rd Lien. Group decided not to pursue a 3rd Lien.
 - b. Add cameras. Predrag suggested we add two cameras at each corner. If cameras were ever aimed towards pool, the pool itself can be "masked".
 - c. Pool surface.
 - i. Robert noted that there are "nubs" appearing at the bottom of the pool. These could have originated from gouges made on the surface and then water seeping into those gouges to form the nubs.
 - ii. Deb will reach out to two pool repair persons to get an idea of what is occurring.

- d. Pool monitor review
 - i. Pool monitors will work until end of September
 - ii. In October, we transition to one monitor on weekends
 - iii. In November, we transition to winter schedule
- e. Lessons
 - i. Given information from our legal and insurance representatives, we should not pursue HOA-provided pool lessons
 - ii. Current position: If a homeowner pursues/conducts private lessons, homeowner will need to add the HOA on their insurance and add HOA as a “payout”.
 - iii. Robert will mention our position in next newsletter regarding pool lessons; he’ll mention alternate providers.
- f. Newsletter
 - i. Goes out in October
 - ii. If you have a topic or suggestions, please let Robert know
 - iii. Holiday Decoration contest; Brendan moved that we have the contest in December, Deb seconded. Motion passed.
 - 1. Gift cards: \$50, \$25, and \$25
- g. Pool deck cleaning
 - i. After pool season, we’ll power wash pool deck. Robert needs volunteers.

Next Meeting: October 9th, 2023. At pool or if inclement weather, then Deb’s house

Meeting Adjourned: 7:46pm