

March 2023 HOA Meeting Minutes

March 25, 2024 6:30 pm

- I. Call to Order
- II. Roll Call
 - A. Kate Cook - present,
 - B. Lorraine Mayer - present
 - C. Daniel Williams - present
 - D. Michele Blackwell - present
 - E. Erika Kampen - present
 - F. Rick Smith - present
 - G. Joan King - present
- III. Approval of February minutes - the minutes were approved.
- IV. Election of Council Officers
Officers elected unanimously were Rick Smith, President; Michele Blackwell, Vice President; Erika Kampen Secretary/Treasurer
- V. Presentation of Reports

The accounting report was presented by Daniel Williams. The collections through February are \$301,403 which is trending higher than prior years and Daniel believes that, in general, credit card payments, being easier than a check, have helped our collections. However, credit cards do charge a percentage. Currently, we use Intuit because they are the easiest service provider. An increase to dues was discussed in previous meetings for 2024, but no increase was made. Rick suggested that we increase dues in June to cover bank card fees and inflation. No decision was made but there was a discussion to consider the dues increase for 2025 to cover bank fees and the effects of inflation experienced through the rising cost of vendor fees.

The administrative report was presented by Lorraine Mayer. The house on Springbrook leaking water onto the street has removed the connection to the house and the sidewalk and street are now dry. The other house is still wet at the meter and Lorraine will follow-up with the water company. Yard maintenance letters have begun to go out, however, Lorraine will begin a monthly spotlighting of nicely maintained yards in the newsletter. Also, we will have a 5 Star Neighbor Recognition program for the newsletter. Jeff Mccrory has requested a spot on the agenda for the April meeting to present a petition to tear down the white brick on Bluebonnet at the gates of Fairhill.

The representative report was presented by Kate Cook. Kate discussed the rising cost of many vendors, and in particular the cost of adding shades to the pool. The costs for two additional shades would be \$33,000. The Council did not propose to go ahead with the purchase, but instead, asked for ideas that would provide shade to the pool area. Kate will start a thread on Group for submission of ideas from the Council. Kate told the Council that the

housekeeper (Michelle) was paid \$100 per week for cleaning the rental space once per week, cleaning the bathrooms and hallway twice per week (three times during pool season), picking up garbage around the pool deck, playground, basketball court, and emptying trash cans weekly. As the trash situation by moving to a dumpster has required more work, Michele has requested to be compensated for the additional efforts. Rick Smith motioned for the rate of pay be increased to \$150 per week. Joan King seconded. The new rate will be \$150 per week..

Rick Smith proposed an increase to the club rental fee from \$100 per rental to \$150 per rental to offset the cost of the increase for the housekeeper. Julie Tatum seconded the motion.

Future Council meeting dates are April 8 (open) and May 7.

Rick Smith will obtain signage for the Food Bank bins. Rick will invite Louis Baldimenti to the May 7th meeting to discuss dredging of the lakes and ponds. Rick reported that he thought we needed to place a fence on the border between The Bend and BBH property. Rick will post a thread on Group for ideas on how to accomplish privacy and discourage trespassers to this area. Rick is interested in sound deadeners for the Clubhouse. Rick will post a thread on Group with pictures of ideas and costs. Rick proposed a workout area for the small common area on Springlake where the Little Library is located. Rick will post pictures and estimates on a thread on Group.

Erika Kampten gave a report on the beekeeping project. A homeowner has expressed interest in helping with this project. A license for beekeeping is not required, but the hives must be registered. Erika will continue to research. She is interested in finding a beekeeper's shed for the area.

The meeting was adjourned.

Respectfully submitted,
Lorraine Mayer
HOA Representative