



Board Meeting

Minutes

June 8, 2021

7:00 PM

Ratified 08-10-21

President: David Heindel

VP Social: Meera Desai

VP Pool: Kevin Ryan

Secretary: Tracy Rodriguez

Communications: Steve Ferree

Treasurer: Zhiyun Zheng (Excused Absence due to conflict)

The Board Meeting was held via Zoom due to Covid 19 restrictions

Called to Order: 7:02 PM by President

There were approximately 10 people in attendance including the Board

Board Quorum was called at 7:02 PM by Secretary

PRESIDENT – David Heindel

- ACC – Sheryl Stroh
 - 26 courtesy notices sent and responses have been very positive.
 - 14 warning letters with 9 cooperative responses and one wants to take their case to the Board
- Elections
 - Announced will be in the Fall at the Spring Meeting
 - Lydia and Emre are possible sources of help with the requirements
- Homeowner rental list - David and Tracy are working on
- Swim lessons
 - If Covid restrictions are lifted we could possibly have them beginning July 19th and run through the second week in August. Kevin and David to discuss with Valarie. Rates would be the same as 2019 (\$175 per week for Private and \$65 for residents and \$75 for guests for group)

SECRETARY – Tracy Rodriguez

- Board ratified notes from previous Board Meetings on May 11
 - Motion by Steve, second by Meera & Kevin, unanimous agreement
- Meeting agendas will be managed by David going forward
- Tracy will remind Valarie, Stacy and Katie of board meetings

POOL – Kevin Ryan

- Roof repairs are required on the main building.
 - ***Board held an email vote last week to spend up to \$3000 for the repairs.***
Estimate was \$2300, but could be some unforeseen damage. Work to commence on June 30th which is the first available date.
- Emergency sidewalk repair was completed on the Shadow Brook side for \$2500. There is an issue on the Orangebrick side at the median and street which will need to be dealt with
- Pool leaks – two major leaks detected & fixed by our pool technician (\$400)
- Electrical repairs – currently getting estimates. Work will require trenching (\$2400) and the actual work between \$5,000-10,000
- Billing for camera relocation
 - Kevin reported that Swim team managers requested relocation of one camera
 - Kevin reported that the existing location was OK with US Swimming
 - Camera was relocated at a cost of \$1200; Kevin to contact Riptide to request reimbursement
- Gate access – looking at different systems.
 - David had suggested one which utilizes phone numbers rather than FOBs which would be costly to procure and replace if lost. David is assisting Kevin in this search. Will also ask for help from Scott Brookshire who has some expertise in this area. Joni Landine also offered to help.
- Capital improvement budget – being worked on with Kevin for recommendations and David, and ZZ for budget purposes; hopefully some sort of draft Reserve Study prior to 2022

SOCIAL – Meera Desai

- Swimming
 - Lap Swimming Proposal M,T, Th, & F 12-1 PM and 7-8 PM, W 12-1 PM, no Wed. evenings
 - Mornings could be resumed after Swim team ends on July 17th
 - Would only start once capacity restrictions are lifted
 - General swimming 1-7 PM M, T, Th & F. W 1-8 PM. Sat Sun 12-8 PM
 - Phase II Assuming Covid restrictions are removed by the Governor on June 15th
 - No capacity limits
 - Masks to be worn up entry and exit, and in the bathrooms
 - Guests allowed for \$2 fee each (maximum 5)
 - No parties
 - Kitchen (masks must be worn), BBQs, Showers can be used.
 - - request for one household at a time)

- Definition of “Family” for pool use – previous Board had changed usage to be only immediate household and all others to be considered as Guests to pay \$2 each for each visit
 - ***Vote: Tracy motioned that we revert back to the previous definition of family as being, Parents, Grand Parents, Adult Children and Grandchildren. Associate members immediate household and all others would be considered guests at the \$2 each charge. Kevin provided the second and motion passed 5-0. Nannies / Caregivers could be added to accounts for no fee use while caring for Members / Associates.***
- Steve to adjust Website & possibly send out a constant contact email prior to June 15 that reflects the changes in operations and family-use definition
- Boy Scout Troop 290 weekly recycling
 - Meera to secure three bins for plastic bottles, cans and glass bottles (\$40 each) & Labels
 - Boy Scouts will pick up the cans and plastic bottles weekly. Kevin to recycle the glass.
- Social Committee should plan for July 4th activities as usual – Meeting to be held this Thursday, June 10th.

COMMUNICATIONS – Steve Ferree

- Splasher policy for Member Guest opinions - It was agreed that we will not be using the Splasher for opinions
- Board Survey regarding the Website. Tracy and David provided feedback. Steve to create a member survey which will go out at the end of summer. Member Survey will include questions beyond website needs.
- Recommended contractors addition to the website. It was agreed that is a good idea. A new neighbor shared a format with Meera, and Steve will follow up with her to see if it makes sense for us.
- Adverts for babysitting and other teenager jobs listed in Splasher again?
 - It was agreed that we will keep with the listings at the pool and publicize its availability in the Splasher.

TREASURER – Report given by Dave in ZZ’s accused absence

- Budget to be published by September 1
 - We still have ~\$300K in the bank, some outstanding revenue expected from late payments, and late fees.
 - Budget goal is to ensure sufficient funds of \$130K to resurface the pool in December will be confirmed by September/October in order to sign contract.

NEW BUSINESS

- Insurance expires on August 21st, current agent is reviewing policies; David is soliciting new bids for current as well as searching for Swim lesson insurance
- Question about our drought landscaping policy – it is published on our website

NEXT MEETING

- August 10th 7 PM (no meeting in July or December)

ADJOURNED 9:10 PM

