# Senator’s Ridge HOA

# Meeting Minutes

10/5/2022

1. Call to Order

The board called to order the executive session of Senator’s Ridge HOA at 6:15 p.m. on October 5, 2022.

1. Roll Call

The following were present: Curt Brown, Pam Detring, Shannon Bond, Mike Crawford, Josh Day, and Carlos Hidalgo

1. Discussions with Residents

There were not any residents who requested a meeting this month.

1. Approval of Minutes

Minutes from the September meeting were submitted and approved September 10, 2022.

1. Treasurer’s Report

Financial report was reviewed and approved.

1. Management Company Report

All In One (AIO) Management Company gave an update on the current invoices from Sweetwater Pool company. They presented a projected budget for expenses for the coming year. The budget is still under review. Curt Brown has been collecting quotes from our current contractors on costs for next year as well as other repairs the board would like to complete.

1. Open Issues
2. Board met with Sweetwater Pools to discuss which renovations are complete and which still need to be completed. A tour of the pool amenities area was made by the pool company representatives along with the board members to point out and discuss the completion of the project. The mushroom and slide will be repainted by the end of October and dots added to the mushroom. There were also concerns about a few places in the concrete that need touchups. Some brick tiles still need to be replaced as promised. The Board voted to pay half of the costs of the items that are still not complete and the full amount on items that are completed to satisfaction. Once the remainder of the project is complete the other half will be paid. There was discussion about the pool season and ways to improve service for next year if Sweetwater is selected again for pool service. Overall, the board was pleased with the pool season other than lifeguard shortages. Sweetwater is increasing their pay for lifeguards next year hoping to attract more staff.
3. Continued discussion about Christmas lights. Our decorating committee chairperson, Kaylie Griswell, is currently collecting quotes. She will be giving us this information soon, so we can approve and get it scheduled.
4. AIO is still waiting on the scheduling of the electrician to come to make the needed repairs on the lights at the front entrance. We are trying to schedule all of the work at the same time to save on the trip charges.
5. Continued discussion on next year’s budget.
6. It was decided to hold off on the removal of shrubs next to tennis court and benches for now. Resurfacing will need to be completed before too long, so it may be better just to wait until then to add the additional benches.
7. New Business
8. Set the annual meeting date to be held on November 30 via zoom.
9. Discussed sending a letter out to neighborhood asking for nominations for board members and announcing the date for the annual meeting. This letter will be sent out this Friday, October 7. We will ask for the nominations to be turned back in by October 26th. Then a nominating committee will approve the nominations and ballots will be sent out around November 2. The ballots will be mailed back to AIO by November 21. Election results will be announced at the annual meeting.
10. Recently during a walkthrough with a contractor on the bathroom doors in the pool area it was discovered that repairs were needed to fix a drainage issue on the front corner of the clubhouse where the ramp is located. There is some damage that will need to be repaired and some roof work if needed due to a leak. AIO will get quotes from roof companies for this repair.
11. Board voted to approve the quote to repair the oval window on the clubhouse. It was originally in the quote from Ben Hill during the other renovations. They had difficulty finding a matching window, so it was removed from the original quote.

VIII. Adjournment

The meeting was adjourned at 9:20 p.m.

Next meeting is scheduled for November 10, 2022, at 6:15 p.m.