# Senator’s Ridge HOA

# Meeting Minutes

7/14/2022

1. Call to Order

The board called to order the executive session of Senator’s Ridge HOA at 6:15 a.m. on July 14, 2022 via conference call.

1. Roll Call

The following were present: Nick Desenburg, Curt Brown, Loye Hutchinson, Pam Detring, Shannon Bond, Josh Day, and Mike Crawford.

1. Discussions with Residents

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

1. Approval of Minutes

Minutes from the June meeting were submitted and approved June 2, 2022.

1. Treasurer’s Report

Financial report was reviewed and approved. After renovations to the amenities area we are estimating a year end reserve account balance of approximately $28,000- 31,000.

1. Management Company Report

All In One (AIO) Management Company gave an update on some pool maintenance. The quiet pool saline system is installed. The pool company is still trying to get electrician scheduled to complete the saline system on main pool. They are investigating a pump issue on the kiddie pool. Repair to gate on quiet pool is being scheduled.

1. Open Issues
2. Received updates about pool electrical work. We are still waiting on an approximate date from the electrician to get that installed from Sweetwater.
3. ATT fiber is being installed at the clubhouse to allow a guest network for residents to be able to use at amenities. This will also allow faster speeds which will benefit our camera systems. This transition should hopefully be complete within the next few days.
4. Shannon Bond will contact Trash Taxi to get information about how many homes are still needed to obtain a group rate per the requests of some residents. Information about all trash companies was compiled and sent out to the neighborhood earlier this summer. This information was gathered to provide residents with information about various options so that each household can make their own decision related to trash services. The HOA has no responsibility for neighborhood trash services because it is the residents’ choice.
5. Continued discussion of limitation of rental property in the neighborhood. AIO previously advised that we look into converting from an HOA to a POA if we want to be able to limit rentals. This would require a neighborhood vote and an additional vote would be required to change the covenants. Board members have been doing some research on changing to a POA. The only advantage to being a POA is that if a vote to limit rentals passed in a neighborhood vote, all homeowners would be required to follow the guideline whether they voted yes or no. If we remain an HOA, we would be unable to require a homeowner who voted no in the vote to follow the guideline. It would be a very complicated process.
6. New Business

1. A communication letter will be prepared to send out to the neighborhood regarding logging on to the public Wi-Fi at the pool area.
2. AIO was contacted by a termite company who previously applied our treatment to the clubhouse. They will be getting a quote from them to renew the contract as well as obtaining additional quotes from other companies.
3. Curt Brown will be our new association manager at AIO.

 VIII. Adjournment

The meeting was adjourned at 7:50 p.m.

Next meeting is scheduled for August 11, 2022, at 6:15 p.m.