# Senator’s Ridge HOA

# Annual Meeting Minutes

12.9.21

1. Call To Order: HOA President Shannon Bond called meeting to order at 7:05 PM December 9, 2021 via Zoom Conference.
2. Roll Call: Board members Shannon Bond, Loye Hutchinson, Pam Detring, Mike Crawford, and Josh Day Representatives of All-In-One: Nick Desenberg also present
3. Residents of Neighborhood joined via zoom invite HOA:
4. Agenda: (PowerPoint Presentation)

Call the Meeting to Order: Shannon Bond

Introductions: Made by Shannon Bond

Introduction of Committees: Pam Detring reported on the current committees and the names of the committee chairs. Other volunteers were also recognized.

Requests for Committees: Josh Day discussed some proposed committees that the Board would like to form along with the duties each would include.

Treasurer’s Report: Loye Hutchinson discussed the budget for the upcoming year. A spreadsheet was included in the PowerPoint presentation showing last years’ cost compared to this years’ cost.

All-In-One Website: Nick Desenberg shared information about the All-In-One website and how to find information on the site. Included in the discussion was where to find the governing documents, how to make modification requests, where to find minutes of the monthly Board meetings, and how to reserve amenities.

2021 Key Accomplishments: Loye Hutchinson discussed some of the accomplishments for this year which include:

* Lights were added to the signage at the Senator’s Ridge front entrance.
* The pergola was stained, and up-lighting was installed.
* Additional flowerbed was added around the flagpole in front of the clubhouse.
* Updated flower beds at front entrance with some azaleas and annual flower color.
* Repaired drainage issues at the clubhouse and surrounding areas.
* New pumps were purchased for grinder system.
* QR Codes were used at the pool to assist with updating addresses with All-In-One.
* Negotiated the clean-up of empty lots on Constitution Pointe.

Future Proposed Plans and Projects:

Clubhouse update

* Purchase more folding chairs and tables
* Create a renovation plan and budget

Pool maintenance and repairs

* Repair broken tiles around pool
* Repairs to pool bathrooms
* Paint the slide
* Secure pump room
* Signage updating pool hours and rules
* Purchase new pool furniture and refurbish some of the chairs

Amenities Area

* Signage clarifying “Residents use only”
* Basketball court repairs
* Add additional trash can near the basketball court
* Add additional adult benches near playground under the pergola
* Roof repairs to pavilion
* Assess security needs and options

Communication

* Continue Virtual Town Hall meetings as needed

Covenants Changes and Amendment Proposals: Shannon Bond discussed the proposal of taking a vote on whether to limit the number of rentals in the neighborhood. This will be something we may take a vote on early next year as a neighborhood after more information is obtained and distributed to the neighborhood. We will utilize VoteHOANow again to capture votes. Nick Desenberg also discussed how other communities are responding to this issue.

HOA Board Member Election Results: Pam Detring and Josh Day

Questions Presented From Residents:

* Residents proposing amendment changes: The attorney advised that it is a Board power to propose an amendment to the association rather than a resident decision to propose an amendment to the association. A resident may request the Board to consider changing an amendment, however the decision to have an amendment is solely up to the Board.
* Concerns about cracks in the tennis courts: This is something we are already looking at and accounting for in the budget. The courts were resurfaced about 3 and a half years ago. The courts have been resurfaced about every 5 years in the past which is typical for neighborhood courts.
* Concerns about the pool liner: The Board has already been looking at the liner and it will be included in the 5-year amenity upgrade plan.
* Concerns about the clubhouse being outdated: This was included in the PowerPoint presentation given earlier in the meeting. The Board would like to form a committee of residents to propose ideas for updating the clubhouse. The Board would like to use the talents and expertise of residents who are able to help with this. It would then be part of the amenity update plan once it is approved.
* Concerns about people not volunteering to head or participate in committees: The Board remains hopeful that we will be able to get more residents involved in taking an interest in our community.

Adjournment: The meeting was adjourned at 7:40 PM.