# Senator’s Ridge HOA

# Meeting Minutes

5/16/2022

1. Call to Order

The board called to order the executive session of Senator’s Ridge HOA at 6:15 p.m. on May 16, 2022.

1. Roll Call

The following were present: Pam Detring, Shannon Bond, Loye Hutchinson, Josh Day, and Mike Crawford. Nick Desenburg was unable to attend.

1. Discussions with Residents

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

1. Approval of Minutes

Minutes from the April meeting were submitted and approved April 22, 2022.

1. Treasurer’s Report

Financial report was reviewed and approved.

1. Management Company Report

All In One (AIO) Management Company was not in attendance for the meeting.

1. Open Issues
2. Received updates from website committee. Justin Fontenot and the website designer met with the board to discuss the website. The website is almost finished and nearly ready to be turned over to the neighborhood. Discussed the member login in area and ways to get residents registered on the website to view the member only area.
3. Renovations are underway in the amenities area. A walk thru meeting is scheduled with Ben Hill tomorrow morning to inspect the work performed to date. The contractor is having a difficult time finding a replacement window for the oval window on the front of the clubhouse that is broken. Alternatives are being considered. Sweetwater Pools will be finishing their part of the renovations this week. The pools should be ready to open on Saturday, May 21. Sweetwater will supply a guard as per the contract to check in residents and make sure cards are working. A few renovation items will be completed in the fall after the operating season due to scheduling conflicts with Sweetwater’s vendors. Both the mushroom and slide will be repainted after the season to smooth out the slide joints and add dots to the mushroom as discussed before any work began. Due to supply chain issues, the new pump for the quiet pool has not been delivered. As soon as Sweetwater has it, they will schedule installation.

As of this week, here is a list of what has been accomplished.

Pool Area Repairs and Improvements:

* Both Pool decks (main & quite pools) have been resurfaced. They have been pressure washed, cracks have been repaired, and the decks recoated to give them a smooth finish and color uniformity.
* The pool slide steps and platform has been serviced and reconditioned.
* Salt has been added to the pool to begin the process for transitioning to the saline pumps.
* Wading Pool -the mushroom was pressure washed and repainted. The vendor was unable to replace the vinyl dots at this time. To not interfere with resident’s use of the pool during the summer, it was determined to wait until after the pool season to send the mushroom cap to the vendor to have the polka dots reapplied.
* Both pool bathrooms have been refurbished.
* The areas requiring repair and refurbishing has been pressure washed and cared for.
* All the door frames on the backside of the clubhouse the pump room and the quiet pool have been painted.
* Pool Furniture – has been re-strapped and refinished.
* Pool Tables – have been delivered.

 Additional Repairs:

* The damaged siding on the backside of the clubhouse has been repaired
* Gutters on the backside of the club house in the pool area have been replaced.
* Light fixtures on the backside of the clubhouse have been fixed.
* Door trim on the clubhouse has been painted.
* Brick work at the front entrance of the clubhouse has been fixed
* The roof on the Pavilion is repaired.
* Swing set on the playground has been pressure washed and painted.
* The sidewalks around the amenities have been pressure washed.
* The playground has new mulch.

1. New signage has been ordered for the pool area. No trespassing signs will be ordered to place in the amenity areas.
2. New Business
3. Discussed getting a quote to set up the Wi-Fi at the clubhouse to make it available to residents. We will investigate the costs involved in setting up a guest network.
4. Shannon Bond contacted various trash companies to obtain quotes and gather information. She has compiled a list with pricing options and requirements for a neighborhood rate. We will send this out in an email to residents so they may look over the details and prices to make their own decision about which trash service their household would like to use.
5. A letter will be composed to send out to residents with an update on the renovations completed and information about signing up for the website.

VIII. Adjournment

The meeting was adjourned at 8:15 p.m.

Next meeting is scheduled for June 23, 2022, at 6:15p.m.