# Senator’s Ridge HOA

# Meeting Minutes

5/5/2020- Call to order

1. Call To Order: Loye Hutchinson called to order the executive session of Senator’s Ridge HOA at 6:00.pm. on May 5, 2020 via Zoom Conference.
2. Roll Call: The following persons were present: Pam Detring Loye Hutchinson, Mike Crawford, Miles Scott, Nick Desenberg, and Shannon Bond.
3. Resident of Neighborhood meets with HOA about Homeowner Fees: 6:05PM A resident addressed the Board via video conferencing, about a situation involving the new assessment rate. The resident shared their point of view on how, and why, they paid the amount equal to last year’s assessment. It was stated that the additional $28.00 was needed in order to pay the 2020 Homeowners Dues. Call ended at 6:30
4. Approval of minutes from last meeting

Minutes from the April meeting were approved.

1. Approval of treasurer’s report

Treasurer’s report was reported and unanimously accepted. It included the most up to date addition of a

Assessment paid.

1. Management Company Report

All In One (AIO) Management Company report from Miles Scott and Nick Desenberg was accepted.

1. Tasks Accomplished
   1. Club House is still closed until at least May 13th due to State mandates.
   2. It was decided to send out a letter “explaining how we are waiting from guidance from the Georgia Department of Health and State guidelines about opening the pool. The pool remains physically ready to open.
   3. Woods summer contract approved, confirmed repair work completed
   4. The police report from when the UPS truck hit the front gate was filed. Repair needs have been determined and claim is being processed.
   5. Reconstruction and Renovation of Front Gate to begin this month.
      1. A letter about change in traffic routes and construction will be sent to all residents.
   6. Modified ACC Request form approved and available online. This is to provide clarification on future surfaces residents are requesting permission to paint. Added what surfaces will be painted.
   7. Speed limit sign has replaced.
   8. Wind screen repaired on tennis courts
   9. Quote received for lot with dead trees. It was decided to seek additional quotes to take care of dead and dying trees.
   10. Quote reviewed and approved to repair and replace benches and score board at Tennis Courts.

**If ever a resident needs assistance or sees a problem with gates please call AIO per instructions on web site. Their number is 678-363-6479 ~ T*hank you HOA Board***

1. Continuing to Resolve or give attention:

When State Mandates allow the club house to reopen, we will need to determine the need for a cost to deep clean after the event is over.

Pool Openings: Before opening various issues need to be assessed.

Seeking legal council about a waiver for pool use.

Waiting for guidance from Georgia Department of Health

What needs to happen to meet guidelines. The GDH guidelines are not available yet but expected in the near future.

What is the Pool company’s responsibilities along with HOA’s responsibilities involving mandates from GDH (still not released)?

Main concern and responsibility is the health and wellbeing of the residents at Senators Ridge.

Fixing the wall at Capitol entrance is on hold until we have a better understanding of our funds and possible additional unexpected expenditures as we adjust to current situations.

Is our present insurance enough? Cost of increasing?

Need to clarify the need for residents to get permission from the AAC before doing any projects involving Yard and exterior of house. Also need to identify if, and where, there are projects that do not meet the covenants.

We will be getting another quote on issue involving dead trees.

Engineer and contractor came last week to do onsite review. Detour signs will be placed. Awaiting County approval.

Nick getting quote on tennis polls being painted.

Landscaping will be reminded of their responsibility with taking care of trash at tennis courts.

We still need Miles to contact company on the need and cost of doing French drain or other solution to stop the pool water from going into adjacent lot near pool. Currently evaluating and receiving an estimate to address the issue of drainage into lot.

Develop an official letter that invite local businesses and useful information for new homeowners.

1. Mike Crawford adjourned the meeting at 7:45 pm.

Next meeting scheduled for May 5, 2020 at 6:00 p.m.

Minutes submitted by: Shannon Bond

Minutes approved by: Jason Cousins, Loye Hutchinson, Mike Crawford, Shannon Bond

***Thank you, Residents, for your continued work and efforts in making our community prosper. Thank you for your support and communication about what is working and what still needs improvement. We greatly appreciate your patience as we navigate through the additional guidelines and needs to open the pools and to keep all our amenities open.***

***Also, please insure that you have approval from the ACC board on any projects that involve your yard and the exterior of your home to confirm it is compliant with the Neighborhood Covenants.***

***If anyone would like to address any concerns with the HOA please refer to the Senators ridge- Requirements to Meet with Board of Directors form.***

***Sincerely HOA Board***