

# **Senator's Ridge HOA Meeting Minutes**

5/08/2023

## **I. Call To Order**

Shannon Bond called to order the executive session of Senator's Ridge HOA at 6:03PM on 05/08/2023 at Senator's Ridge Clubhouse.

## **II. Roll Call**

The following people were present: Josh Day, Carlos Hidalgo, Jared Wyatt, Shannon Bond and Nick Desenburg (AIO Property Management).

## **III. Approval of minutes from last meeting**

Minutes from the April minute accepted.

## **IV. Approval of treasurer's report**

Nick gave a Treasurer's report from AIO. Board members unanimously accepted.

## **V. Management Company Report**

All In One Management Company report from Nick Desenburg.

## **VI. Tasks Accomplished**

- A. Drainage issues at tennis court and playground issues scheduled for the week of May 8 -12.
- B. Residents were send PSA on use of trash cans at amenities May 2.
- C. Board approved resurfacing tennis courts and basketball courts.
- D. Tennis screen replaced.
- E. AIO and Board working with Red Cross to have a blood drive. They will need clubhouse and will need to sign waiver.
- F. All reports state the Neighborhood Yard Sale a success. Thank you to all who made this happen.
- G. Pool Umbrella's ordered.
- H. Met with Residents on Grinder system 2 times (April 17 and May 1).
- I. Sweetwater made aware of paint on pool cover.
- J. Pool areas pressure washed and pool furniture set out.
- K. **WiFi: New login. PoolSeason2023!- New Guest login-**
- L. Hardware on doors on lower level (pool) have been replaced.

## **VII. Tasks Needing Attention and Incomplete**

- A. Sweetwater: Saline System working.
- B. Get Accordion fold gate for pool slide. Need to measure length between handrails on slide steps.  
Need to decide which one to buy.
- C. Pool opens May 20<sup>th</sup>, Will meet with Tim and staff on May 19 and do a walk through.
- D. Sprinkler system has a been fixed but there are still some issues being addressed. AIO continues to talk with Meadows about their care of sprinkler system.

- E. AIO please confirm keys for vendors are available.
- F. Sweetwater states saw paint and will address issue in the fall since cover is in storage.
- G. Sweetwater will meet with Board Prior to opening to ensure pool and pool area is ready. Pool still scheduled for opening on May 20<sup>th</sup> (weekend only) and then again on May 27<sup>th</sup> for the summer.
- H. Sweetwater will report health assessment of pool on May 19. (including liner, ladders, pumps, saline system, etc.)
- I. Meeting with Landscape workshop on May 19. Flowerbeds are scheduled for planting week of May 22<sup>nd</sup>-26 depending on issues related to sprinklers, so flowers do not die.
- J. Pricing of pump and type of pump for kiddie pool still being researched. Pump has a 1-year life span.
- K. Jared has 2 bids. 10 residents attended both meetings. Would like to have a yearly assessment for Grinder residents to prepare for future issues.
- L. Inventory of all pool furniture needed.
- M. AIO agrees to address issues related to communication and maintenance of property brought up by Board.
- N. Resident issues related to late fees and neighbors parking issues continue to be accessed.

### **VIII. Future:**

Order furniture for pool and clubhouse

Early in the year create a timeline with all vendors so they can coordinate services

**Next meeting scheduled for early June TBD.**

Minutes submitted by: Carlos Hidalgo and Shannon Bond

Minutes approved by:

***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.***

***Sincerely HOA Board***