# Senator’s Ridge HOA

# Meeting Minutes

8/10/2023

Call To Order: Shannon Bond called to order the executive session of Senator’s Ridge HOA at 6:35PM on 08/10/2023 at Senator’s Ridge Clubhouse.

1. Roll Call: The following people were present: Mike Crawford, Josh Day, Jared Wyatt, Carlos Hidalgo, Shannon Bond. Also, Curt Brown & Nick Desenberg from AIO Property Management.
2. Approval of minutes from last meeting

July minutes previously accepted and on website.

1. Resident met with Board:

Resident shared issues related to their balance related to fees, the grinder etc. The Board did offer to assist with any questions related to Grinder. Resident stated they had an understanding of the system. AIO will follow up on issues and inquiries made by the Board on resident’s situation.

1. Treasures Report:

Treasure’s report presented. Treasure presented we are still on track. AIO presented the current report on incoming and outgoing balances. Board will continue to focus on 2024 budget. We have had 2 closings. Treasures report accepted.

1. Management Company Report

All In One Management Company report from Curt Brown. We are looking at bids related to the pool, electrical and security. AIO has been asked to look into communication issues reported by residents, especially for those trying to reach people at AIO office on the phone.

1. Tasks Accomplished
2. Date for annual meeting set for Thursday, November 9, 2023, 7:00 (virtual).
3. Board met with Committee member for updates.
4. Pool: slide fixed- replaced pump broken pump repaired and in storage.
5. Tennis Courts are still scheduled to be resurfaced in September.
6. Pool closes September 4 at 10:00PM (Labor Day).
7. Irrigation system at area around pool repaired.
8. Grinder system residents billed. AIO is disputing one maintenance visit.
9. Sweetwater, lifeguards, Pool Committee, residents and the Board have and continue to address and work through issues related to bathrooms, behavior at quiet pool, overall cleanliness and care.
10. Board reached out again to Simpson Properties to care for areas owned by Simpson Properties.
11. Board has delayed purchase of Quiet pool sign till early next year. Board has been advised that due to case law we will need to adjust rule related to age. But are committed to advising residents on respecting the differences of activity at the Quiet Pool and Family pool. Sign will be displayed prior to 2024 season
12. AED: placement and signage.
13. The HOA board investigated issues related to neighborhood obligations and responsibilities regarding rights-of-way maintenance. Based on this research, the HOA has no responsibility to maintain any of the rights-of-way in the community.  There is one notation stating HOA responsibility for a fence within the rights-of-way along Potomac. The county, however, has been maintaining that fence. According to County ordinance, individual owners are responsible for maintaining the right-of-way, including landscape, adjacent to their property. Issues related to sidewalks, curbs, drainage, signs, etc should be referred to the county.
14. New Clubhouse Manger has been working with AIO to confirm cleaning services and responsibility and care of clubhouse by resident using the space are meeting expectations.
15. **FYI- Wi-Fi: login. PoolSeason2023!- New Guest login-**
16. Tasks Needing Attention and Incomplete
17. Reminder for Residents on Grinder system, the assessment for scheduled maintenance, system renovation and repairs. This assessment covers from November 11, 2022, to present. Payment will be considered late if not paid by September 1, 2023.
18. Board reassessed the covering of electrical boxes due to new information. Landscape company is looking at ideas.
19. Board has continued to research options and costs on needs related to resurfacing the pools. Also looking at any improvements that could be part of the resurfacing project.
20. Irrigation system continues to have issues. Will be meeting with Landscapers to look at next year’s needs. Landscape Workshop continues to work on the beautification and maintenance related to the grounds around the amenities and the other areas requiring periodic care.
21. AIO will confirm keys for vendors are available.
22. COMSEC has submitted bid for additional cameras for blind spots.
23. Pressure washing of gates and other areas around the amenities has been put on hold till after all the courts have been resurfaced.
24. Board is reassessing collection policies.
25. Christmas lights are being scheduled.
26. Residents to receive information related to pool closing:
    1. List of accomplishments and upcoming projects.
    2. Help with care of amenities.
    3. Pool closing and upcoming annual meeting.

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| VIII. Future:  Food truck and Fall Social activity being explored watch for postings.  Stairs to pool slide  Pool Rules sign for Quiet Pool – before 2024 pool season |  |

Monitor costs and needs of furniture for pool and clubhouse.

Possibility of steps in Family pool being extended.

Social Committee working with residents on a “Social Day” at the clubhouse for residents who are at home during the seek and looking for time to socialize, play cards and gather.

Cost of “commercial” toilet paper holders for pool bathrooms.

Landscaping around front of clubhouse.

Next meeting scheduled for 2nd week of September.

Minutes submitted by: 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***