

Senator's Ridge HOA

Meeting Minutes

9/13/2023

Call To Order: Shannon Bond called to order the executive session of Senator's Ridge HOA at 6:39PM on 09/13/2023 at Senator's Ridge Clubhouse.

I. Roll Call: The following people were present: Mike Crawford, Josh Day, Jared Wyatt, Shannon Bond. Also, Curt Brown & Nick Desenburg from AIO Property Management.

II. Approval of minutes from last meeting

August minutes previously accepted and on website.

III. Residents present:

No residents met with board.

IV. Treasures Report:

Board focused on current budget, incoming and outgoing balances. Board also reviewed and voted on the 2024 budget. The 2024 budget was accepted. 2024 budget to be sent out to all residences and then presented at annual meeting on November 9.

V. Management Company Report

All In One Management Company report from Curt Brown. We are looking at bids related to the pool, holiday lights 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.

VI. Tasks Accomplished

- A. Date for annual meeting set for Thursday, November 9, 2023, 7:00 (virtual).
- B. Tennis Courts and Basketball courts are being resurfaced.
- C. Family Pool was closed and covered. The Quiet pool will remain open till October 1, 9:00PM.
- D. Board voted on whether or not to raise HOA fees. It was decided that due to the fact the residents of Senators Ridge and the Capitol are dealing with increased costs in their own households the fees will remain the same this year.
- F. Board has delayed purchase of Quiet pool sign till early next year. Sign will be displayed prior to 2024 season.
- G. AED: has finally come in.
- H. COMSEC bid approved for pool gate repair.
- I. 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.
- J. FYI- Wi-Fi: login. PoolSeason2023!- New Guest login-

VII. Tasks Needing Attention and Incomplete

- A. Board reassessed the covering of electrical boxes due to new information. Landscape company is looking at ideas.

- B. 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.
- C. Pressure washing of gates and other areas around the amenities to be re-evaluated now that courts are done.
- D. Christmas lights are being scheduled.

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 October.

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