# Senator’s Ridge HOA

# Meeting Minutes

1/14/2021

1. Call to Order

The board called to order the executive session of Senator’s Ridge HOA at 6:05 pm on January 14, 2021 via Zoom conference.

1. Roll Call

The following were present: Pam Detring, Loye Hutchinson, Shannon Bond, Mike Crawford, Jason Cousins, and Nick Desenberg.

1. Discussions with Residents

There were no requests from residents to conference with the board this month.

1. Approval of Minutes

Minutes from the December meeting were submitted and approved during the meeting.

1. Treasurer’s Report

Financial report was reviewed and approved.

1. Management Company Report

All In One (AIO) Management Company report was presented by Nick Desenberg.

1. Open Issues
2. Lighting company has installed lights on the pergola and is in the process of replacing lights on signage at the Senator’s Ridge entrance. They will be returning soon to complete the project. Color selectable lights installed on the pergola will be replaced with white uplights and lighting will be added within the structure.
3. A contractor has been approved to stain the pergola and should begin the project within the next few days.
4. As an action from the December meeting, AIO researched available software systems that could be used by the entire neighborhood to cast votes/polls electronically. A quote was presented to the board and a software system was approved. AIO will purchase the software and begin setting up the system for use.
5. Discussed a resident violation. AIO will contact the homeowner with our decision.
6. Continued conversation about the gates and possible privatization of roads. We are still working on scheduling a Town Hall meeting (virtually) with county representatives to address the questions submitted by residents to AIO. The county has communicated that the meeting will need to be delayed until a later date. We will continue to work with county staff to finalize a date. In the meantime, an email update will be sent to the neighborhood.
7. Discussed the need to renew ACC.
8. AIO has contacted the landscape company to investigate and repair two water leaks at the Senator’s Ridge entrance, but they have been slow to respond. AIO will contact them again.
9. At the November annual meeting, residents were asked to submit ideas to AIO for future projects they would like to see the board consider. AIO reported no new suggestions beyond those initially received have been submitted.
10. New Business
	1. AIO was asked to order new flags. Some of these will be stored in the clubhouse so they will be on hand when needed.
	2. AIO reported that Wood’s Pool Company will no longer be providing lifeguards. As a result, we will need to look for another pool company. The board asked AIO to begin obtaining quotes.
	3. Discussed the need to repair the grinder system. During a scheduled maintenance service, it was discovered that one of the pumps was not functioning and the other was making noises. AIO will coordinate replacement of the two pumps and will contact the Grinder Committee to address concerns. The board approved immediate replacement of the two pumps. AIO will send out an email to the homeowners who are on the grinder system to inform them about the repair and cost.
	4. A homeowner reported a water leak between the clubhouse and their property. AIO is in the process of investigating the cause and obtaining quotes for a repair. In order to proceed quickly, AIO will email the quote to the board to get this repair approved within the next few days.
11. Adjournment

The meeting was adjourned at 8:53 PM.

Next meeting is scheduled for February 11, 2021 at 6:00 p.m.