# Senator’s Ridge HOA

# Meeting Minutes

4/15/2021

1. Call to Order

The board called to order the executive session of Senator’s Ridge HOA at 6:05 pm on April 15, 2021 via Zoom conference. Josh Day was welcomed to the board. He is replacing Jason Cousins who recently stepped down.

1. Roll Call

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

1. Discussions with Residents

There were requests from two residents to meet with the board. All In One sent both residents the Zoom link invitation, but neither resident logged on.

1. Approval of Minutes

Minutes from the March meeting were submitted and approved March 17, 2021.

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. AIO is still coordinating the drainage issue between the clubhouse and resident’s home. The plumbing company made a repair by tying in the backwash drain; however, the homeowner has reported that the drainage issue still exists. AIO will be contacting the plumbing company again to reevaluate the issue.
3. AIO discussed the pool contract with Sweetwater Pool. The board approved the contract and AIO will now sign the contract. The company took over maintenance of the pools on April 1st. The projected pool opening date is May 22nd.
4. Justin Fontenot, a resident, joined the meeting to continue discussion regarding development of a community website. Justin has volunteered a lot of time to help the board prepare to launch the website. The domain name has been purchased. A quote from a developer to create the website was obtained which outlined the scope, features, and timeline. Web hosts and recurring fees were discussed. The board would like the opportunity to look over the scope and features before making the decision to proceed. The board will vote on this within the next few days.
5. AIO is still negotiating with the plumbing company to reinstall the control box for the grinder system in a more attractive way.
6. Continued the conversation about the gates and possible privatization of roads. A virtual Town Hall meeting is tentatively planned for the middle of May to address the questions submitted by residents to AIO. A timeline for a neighborhood vote was discussed. The new electronic voting system will be implemented with a two-week voting window to ensure all residents have an opportunity to vote. This voting window will begin approximately a week after the townhall meeting. Mike Crawford presented a draft maintenance cost model and timeline for how to proceed if the neighborhood decides to privatize.
7. New Business

a) Sweetwater Pools asked if the neighborhood would be willing to purchase a pool vacuum to be kept onsite. The board approved the purchase.

b) Social committee requested approval for a pool opening event with food trucks. This was approved.

c) Pool operation will be back to normal this year. No waivers will be required, and residents will be able to bring guests.

d) Pressure washing quote was approved to clean both pool decks, clubhouse, and surrounding area.

e) AIO submitted a quote for playground mulch from Meadows Landscaping. The board asked for two additional quotes to be obtained.

f) Discussed clubhouse concerns. There are a few spots on the walls and ceilings from people hanging things up. The board discussed the need for a better system for checking the clubhouse after a rental. The cushions on the back upper level need to be replaced. The storage room needs to be organized. Shannon Bond and Pam Detring volunteered to begin the process of organizing the storage room.

g) Discussed the need to reach out to the neighborhood to ask for volunteers for playground committee and clubhouse committee.

1. Adjournment

The meeting was adjourned at 9:00 PM.

Next meeting is scheduled for May 13, 2021 at 6:00 p.m.