# Senator’s Ridge HOA

# Meeting Minutes

10/8/2020- Call to order

1. Call To Order: Board called to order the executive session of Senator’s Ridge HOA at 6:02.pm. on October 8, 2020 via Zoom Conference.
2. Roll Call: The following persons were present: Pam Detring, Loye Hutchinson, Shannon Bond, Mike Crawford, Miles Scott, Jason Cousins and Nick Desenberg.
3. Residents of Neighborhood meet with HOA: There was no conference with any residents this meeting.
4. Approval of minutes from last meeting: Minutes from the September meeting were submitted.
5. Approval of treasurer’s report: Treasurer’s report was reported. Report was unanimously accepted.
6. Management Company Report

All In One (AIO) Management Company report from Miles Scott and Nick Desenberg was accepted.

1. Tasks Accomplished
   1. 9/18/2020: Sent out letter explaining this year’s annual meeting process and opened nominations for board positions. (nomination deadline Oct 2nd)
      * 1. Verifying the one nomination outside of current Board members by October 9th. Tara Lentz: 42 Virginia Ridge
   2. Welcome Letter for new homeowners will include more information to better explain the grinder system.
   3. Reconstruction and Renovation of Front Gate continues to be finalized.

Staining the pergola and making additional improvements scheduled for this month.

Board approved Ben Hill Pergola addition. Mike scheduled with Ben Hill. (up lighting to follow the completion of this addition)

* 1. Gate Camera system repairs completed at Senator’s Ridge Drive gates. Working with manufacturer on clearest picture possible of car tags. This is happening with other recent installs done by COMSEC.
  2. Due to the recent updates from the State regarding COVID it has been decided to allow people to begin using the Clubhouse.
     + 1. Many items have been stored in the clubhouse. They are in the small room but should be out of the way.
       2. Set up cleaning for day after the two requests.
  3. Added new camera to tennis courts. Tennis court light poles painted black
  4. Tennis gates working except side gate (free swinging right now, new mag lock ordered)
  5. New conduit for tennis court/pavilion/basketball court completed
  6. Added all surge protector needs
  7. Capitol gates fixed as of 9/9/2020
  8. Sent approval for Meadows landscape improvements and scheduled
  9. Gate repairs completed
  10. Concrete project at Senator’s Ridge Drive entrance and exit gate completed
  11. Gates painted at Capitol entrance, exit, and pedestrian
  12. Gates painted at Senator’s Ridge entrance, exit, and pedestrian
  13. Capstone on capitol entrance repaired by Shannon's family

1. Continuing to Resolve or give attention:
   1. Meeting with vendor to remove trees being set up.
   2. 10/16/2020: Mail out formal notices with ballots, ballot return instructions, and virtual meeting instructions (written ballot deadline November 17th)
   3. Date set for annual meeting 11/17/2020: It will be a virtual annual meeting at 7pm
   4. Bench on tennis court needs to be replaced due to vandalism**.** Also looking into replacing ball holder.
   5. Empty lots:
      * 1. Reported to Marshall. Marshall indicated that the violations do not belong to owner, that they technically are county right of way and the responsibility of the county to maintain. Miles asked who we need to contact if there is a lack of maintenance in the future. Marshall responded that would be through Paulding DOT.
   6. Board will begin gathering specific information pertaining to possible development that will connect. Look at clearest and most effective way to present effects of development and privatization of roads. Mike will reach out to Paulding County for details involving timeline of development. The rest of the board will construct a letter addressing Pros and Cons of privatization. This will be one of the topics discussed at annual meeting.
2. Meeting adjourned the meeting at 8:06 PM.

Next meeting scheduled for Thursday, November 12 6:00 p.m.

Minutes submitted by: Shannon Bond

Minutes approved by: Pam Detring, Loye Hutchinson, Shannon Bond, Mike Crawford, Jason Cousins and Nick Desenberg.

**Thank you, Residents, for your continued work and efforts in making our community prosper. Thank you for your support, patience, and assistance with the opening of the pool. As we carefully come out to share and laugh with neighbors and friends, your continued assistance and commitment to keep each other safe is needed.**

**Please ensure that you have approval from the ACC board on any projects that involve your yard and the exterior of your home to confirm it is compliant with the Neighborhood Covenants.**

**If ever a resident needs assistance or sees a problem with gates, please call AIO per instructions on web site. Their number is 678-363-6479. Please be aware they are just now getting back into their offices but will get back to you as soon as possible.**

**If anyone would like to address any concerns with the HOA please refer to the Senators ridge- Requirements to Meet with Board of Directors form.**

**Sincerely HOA Board**