# Senator’s Ridge HOA

# Meeting Minutes

8/09/2020- Call to order

1. Call To Order: Loye Hutchinson called to order the executive session of Senator’s Ridge HOA at 6:03.pm. on August 9, 2020 via Zoom Conference.
2. Roll Call: The following persons were present: Pam Detring, Loye Hutchinson, Mike Crawford, Miles Scott, Nick Desenberg, Shannon Bond and Jason Cousins
3. Residents of Neighborhood meet with HOA: First order of business was a resident looking for clarification by requested meeting with board about expenses involving the Grinder System. A request was made by the resident to inform new homeowners about the Grinder System so they can understand how to best evaluate repairs.
4. Approval of minutes from last meeting

Minutes from the July meeting were approved.

1. Approval of treasurer’s report

Treasurer’s report was reported and unanimously accepted. It included the most up to date addition of a

Assessment paid.

1. Management Company Report

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

1. Tasks Accomplished
   1. Reconstruction and Renovation of Front Gate is almost finished with Ben Hill scheduled

to finish construction in the next two weeks.

Approved Ben Hill invoice –sent to AP for payment. Did not pay for wall or UPS damage yet.

Looked at Pergola with resident architect and have ideas for finishing the Pergola

Met with Etrenzik about lighting improvement on Front Entrance

* 1. Gates –back to normal operations All loops repaired or replaced including new photobeam on exit gate

Card reader wiring repaired

Memory board replaced at senator’s ridge entrance

Cellular installed at SRD entrance. Cell signal is 3 out 4 bars

* 1. Have had several walk throughs with Meadows landscaping and improvement projects are underway.
     1. Irrigation Controller Replacement
     2. Sod Extension (Remove Unwanted Shrubs) In 2 areas, remove Juniper plants and Loropetalum to create an area to extend existing sod to sidewalks.
     3. Install approximately 3.5 pallets of Bermuda sod in areas bring existing turf to the sidewalk.
     4. All areas will be graded smooth with screened top soil, and sod will be installed with starter fertilizer and soil enhancement. Club House Landscape Renovation
  2. The brick wall at the Capitol was repaired by Ben Hill.
  3. Meeting with Etrenzik to properly light the tennis courts.
  4. Club House is still closed until further notice due to the COVID-19 virus.
  5. No guests or Tennis clubs allowed to use community amenities (Pool, Courts, and Playground)
  6. We need to purchase a small air conditioner for the guard house to help control the

temperature so the building will not have a moisture problem.

* + 1. All board members will receive keys and backup flags have been ordered

1. Continuing to Resolve or give attention:

Lightbulb out above clubhouse front door.

We will be getting another quote on issue involving dead trees. Vendor doesn’t feel that any of these would hit any homes.

Grinder System Bills: sending out invoices with letter of explanation of repairs completed. Nick looking at having a letter for new residents about the Grinder System

Ben Hill to finish front entry lights

Ben Hill to finish wall repair at Capital entrance

Tennis court lights out (7 out of 12)

Pool deck combining and possible splash pad

Visionary enhancement research: Concrete repair at SRD entrance quote

Create welcome letter for grinder system homes

Capital gates -door king issue.

Engineer and contractor came last week to do onsite review of pouring new concrete at the main entrance. Detour signs will be placed. Awaiting County approval.

Nick getting quote on tennis poles being painted.

We still need Miles to contact company on the need and cost of doing French drain or other solution to stop the pool water from going into adjacent lot near pool. Currently evaluating and receiving an estimate to address the issue of drainage into lot.

Look at how we might assist residents who use the Grinder system. A separate meeting for them on recent events.

1. Mike Crawford adjourned the meeting at 7:50 pm.

Next meeting scheduled for Wednesday, September 9 at 6:00 p.m.

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, 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**