# Senator’s Ridge HOA

# Meeting Minutes

12/5/2018

1. Call to order

Jason Cousins called to order the executive session of Senator’s Ridge HOA at 6:00 p.m. on 12/4/2018 at Senator’s Ridge Clubhouse.

1. Roll call

The following persons were present: Jason Cousins, Mike Crawford, Chip Bitting, Loye Hutchinson, and Craig Griffiths

1. Approval of minutes from last meeting

There were no meeting minutes from the outgoing board to approve.

1. Open issues
   1. Election of board positions. Members of the newly elected executive board held internal elections for board positions.
      * 1. President- Jason Cousins (unanimous 4-0 vote)
        2. Vice President- Mike Crawford (unanimous 4-0 vote)
        3. Secretary- Chip Bitting (unanimous 4-0 vote)
        4. Treasurer- Loye Hutchinson (unanimous 4-0 vote)
        5. Member-at-Large- Craig Griffiths (unanimous 4-0 vote)
   2. Senator’s Ridge Front Entrance. Mike Crawford has been this project champion and will continue to act as such. He brought the new members of the board up to speed on the current status of this project.

Monthly HOA meeting. The board unanimously voted to move the monthly meetings to the first Tuesday of each month. Since the first Tuesday in January is a holiday, the regularly monthly meeting will be held January 8th, 2019, at 6:00 p.m. in the Senator’s Ridge Clubhouse.

1. New business
   1. Community By-Laws/Amendments. At the annual HOA meeting the present quorum unanimously approved the amendment to take the executive board from a three person board to a five person board. The executive board has asked our property management company to work the HOA attorney to ensure that this amended is duly recorded in the community by-laws and amendments and that each member receive either an electronic copy or hard copy of those updates.
   2. 2019 Pool Contract. The board will begin addressing the 2019 pool contract.
   3. Senator’s Ridge Entrance. Much work has been done by the previous board. The board will now seek to establish specific timelines for completion of this project.
   4. Pool Repair. There are several issues with the pool that do not meet current codes. The board will begin working with our current pool contractor to remediate these issues.
   5. Camera Coverage/Updates. There are several areas of the community amenities that either do not have coverage or the current coverage is inadequate. The board will begin working with our security provider in an effort to upgrade those systems.
   6. Facility Repairs. There are currently several repair issues with our amenities that will need to be addressed. Those deficiencies will be identified and remediated as quickly as possible.
   7. Violations. The board would like All-In-One to address empty lots and contractor violations and have those violations remediated as quickly as possible
   8. HOA Members Meeting with the Board.
2. Anyone wishing to discuss an issue with the board must be placed on the agenda. To do this they must notify All-In-One which meeting that they would like to attend.
3. The person must submit his/her questions, concerns, or topics of discussion at a minimum of 1 week before the meeting. This should be submitted to All-In- One which will distribute the information to the board members to review.
4. The board reserves the right to address any and all of the person’s questions and concerns through email if they chose to do so.
5. The board will afford 15 min. of time to the person before they adjourn to a closed executive session.
6. The board secretary will keep a timer and notify the person when their time is finished. At this time, the person will be asked to leave so that the board can complete its meeting in a timely manner. This time limit has been imposed because the board members are volunteers and have families to get home to.
7. Adjournment

Jason Cousins adjourned the meeting at 9:30 p.m.

Minutes submitted by: Chip Bitting

Minutes approved by: Jason Cousins, Craig Griffiths, Loye Hutchinson, Mike Crawford