# Senator’s Ridge HOA

# Meeting Minutes

1/8/2019

1. Call to order

Jason Cousins called to order the executive session of Senator’s Ridge HOA at 6:35p.m. on 1/6/2019 at Senator’s Ridge Clubhouse.

1. Roll call

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

1. Approval of minutes from last meeting

Minutes from the December Executive Board meeting were unanimously accepted.

1. Approval of treasurers report

Treasurers report from January HOA Board meeting was unanimously accepted.

1. New Business
   1. Senator’s Ridge Front Entrance. Mike Crawford has been this project champion and will continue to act as such. Mike continues to work on this project in an effort to provide rough estimates so the board can establish project timelines.
   2. 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.
   3. 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. All-In-One will seek bids to present to the board.
   4. 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.
   5. 2019 Pool Contract. The board will begin addressing the 2019 pool contract. All-In-One will begin the bid process.
2. New business
   1. Code of Conduct/Confidentiality Agreement. All-In-One suggested the board conducts itself in accordance with the Georgia Not for Profit Law. Additionally, they recommended that the board meeting format should be conducted in accordance with Robert’s Rule of Order.
   2. Vendor/Bid Process. The board agreed upon a method of handling vendor contracts and bid process. All-In-One will coordinate this and present bids to the board for discussion and approval.
   3. Capital Entrance Lighting. Formal bids are being accepted to install accent lighting to match the Senator’s Ridge entrance. This is being considered for safety reasons as well as bringing uniformity to both entrances.
3. Adjournment

Jason Cousins adjourned the meeting at 9:00 p.m. Next meeting scheduled for February 5, 2019 at 6:00 p.m.

Minutes submitted by: Chip Bitting

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