

Senator's Ridge HOA Meeting Minutes

3/08/2023

I. Call To Order

Shannon Bond called to order the executive session of Senator's Ridge HOA at 6:18pm on 03/08/2023 at Senator's Ridge Clubhouse.

II. Roll Call

The following persons were present: Josh Day, Carlos Hidalgo, Mike Crawford (virtual), Shannon Bond and Curt Brown (AIO Property Management).

III. Approval of minutes from last meeting

Minutes from the February Board meeting not accepted due to HOA Board having to adjust to new roles. Is being compiled.

IV. Approval of treasurer's report

Treasurer's report from AIO was reported and unanimously accepted. Carlos Hidalgo and Mike Crawford reporting. * Need to check on Water bill/meter.

V. Management Company Report

All In One Management Company report from Curt Brown was presented.

VI. Tasks Accomplished

- A. Sweetwater invoice for \$16,400 approved to be paid by AIO.
 - Brick coping work
 - Remaining balance due on refurbish of the mushroom water
 - Main pool- concrete coating installation.
- B. Pool emergency phone is now working.
- C. Approved letter for Grinder system.
- D. Jared to contact Bobby Wiener for recommendations regarding the tennis courts. Jared spoke with Bobby. Bobby will look at the courts and provide recommendations.
- E. The Board is researching bids and costs on maintenance and improvements to Tennis Courts, Basketball courts and playground.
- F. Board met with Committee members to look at Spring calendar and needs of Committee.
- G. Repairs on roof paid.
- H. Letter to residents regarding importance of ACC approval for before beginning an improvement or modification.

VII. Tasks Needing Attention and Incomplete

- A. Ask Sweetwater for a quote to replace the pool deck drains.
- B. Trial Accordion fold gate for pool slide. Need to measure length between handrails on slide steps.

Need to decide which one to buy.

- C. Cost for the domain for Senator's Ridge website increased from 14 to 28 dollars. Looking for how best to transition from Justin to AIO as invoice recipient.
- D. *Jared to contact Bobby Wiener for recommendations regarding the tennis courts. Jared spoke with Bobby. Bobby will look at the courts and provide a recommendation.
- E. The Board is researching bids and costs on maintenance and improvements to Tennis Courts, Basketball courts and playground.
- F. Set up meeting with new landscape company Landscape Workshop to explore options for renewal and refurbishment of amenities.
- G. Rental agreement with residents needs to include the updated fee. \$225.00
- H. Chairs needing re-strapping will be separated and get re-strapped. Will confirm costs.
- I. Need to set up Spring "timeline".
- J. JJ is meeting with "slide expert".

**Yes D is in both lists*

VIII. Future:

Order furniture for pool and clubhouse

New Wheelchair ramp for door pool

Get a diagram of Tennis courts and show location of *2 new benches, and other items.

Next meeting scheduled for April 12, 2023, at 6:15 p.m.

Minutes submitted by: Carlos Hidalgo and Shannon Bond

Minutes approved by: Carlos, Josh, Jared, Shannon

Thank you, Residents, for your continued work and efforts in making our community prosper. Thank you for your support and communication about what is working and what still needs improvement.

Sincerely HOA Board