

Senator's Ridge HOA

Meeting Minutes

10/25/2023

Call To Order: Shannon Bond called to order the executive session of Senator's Ridge HOA at 6:23PM on 10/25/2023 at Senator's Ridge Clubhouse.

I. Roll Call: The following people were present: Mike Crawford, Josh Day, Jared Wyatt, Shannon Bond. Also, Curt Brown & Nick Desenburg from AIO Property Management.

II. Approval of minutes from last meeting

September minutes previously accepted and on website.

III. Residents present:

No residents met with board.

IV. Treasures Report:

Board received update on current budget, incoming and outgoing balances. Board reviewed any and all things related to 2024 budget that was sent to the residents. 2024 budget will be presented at annual meeting on November 9.

V. Management Company Report

All In One Management Company gave information related to upcoming election procedures. Curt Brown also gave update on bids and progress related to the pool, holiday lights and security and collections.

VI. Tasks Accomplished

- A. Date for annual meeting set for Thursday, November 9, 2023, 7:00 (virtual).
- B. Tennis Courts and Basketball courts resurfacing is complete.
- C. Family Pool and Quiet pool are covered. Sweet water was made aware of water in pump room and condition of pump room and area outside due to winterization process.
- D. Agenda and information for the annual meeting was established and confirmed to be congruent with neighborhood covenants.
- F. Christmas lights scheduled for week after Halloween.
- G. AIO will send out reminder letter of annual meeting and that includes asking residents to send any questions they might want addressed during the annual meeting.
- H. Jared Wyatt turned in his letter of resignation at the end of the meeting.
- I. **FYI- Wi-Fi: login. PoolSeason2023!- New Guest login-**

VII. Tasks Needing Attention and Incomplete

- A. Board reassessed the covering of electrical boxes due to new information. Landscape company is looking at ideas.
- B. Board has delayed purchase of Quiet pool sign till early next year. Sign will be displayed prior to 2024 season

- C. Board has continued to research options and costs on needs related to resurfacing the pools. Also looking at any improvements that could be part of the resurfacing project.
- D. Pressure washing of gates and other areas around the amenities to be re-evaluated now that courts are done. Pressure washing costs put in 2024 budget.

VIII. Future:

Donut Truck for Santa parade

Food truck and Fall Social activity being explored watch for postings.

Stairs to pool slide

Pool Rules sign for Quiet Pool – before 2024 pool season

Monitor costs and needs of furniture for pool and clubhouse.

Possibility of steps in Family pool being extended.

Social Committee working with residents on a “Social Day” at the clubhouse for residents who are at home during the seek and looking for time to socialize, play cards and gather.

Cost of “commercial” toilet paper holders for pool bathrooms.

Landscaping around front of clubhouse.

Next meeting scheduled for week of November.

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 and communication about what is working and what still needs improvement.

Sincerely HOA Board