

Senator's Ridge HOA Meeting Minutes

4/12/2023

I. Call To Order

Shannon Bond called to order the executive session of Senator's Ridge HOA at 6:20PM on 04/12/2023 at Senator's Ridge Clubhouse.

II. Roll Call

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

III. Approval of minutes from last meeting

Minutes from the March meeting were already accepted.

IV. Approval of treasurer's report

Treasurer's report from AIO was reported and unanimously accepted.

V. Management Company Report

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

VI. Tasks Accomplished

- A. Pool chairs re-strapping was completed \$1,853.00.
- B. The damage to Property has been accessed and is being taken care of by AIO and PCSD.
- C. Bobby Wiener made recommendations for tennis courts and assessed their current condition. Board is looking over bids for resurfacing. Bobby provided sketch of tennis courts.
- D. The Board is continuing to researching bids and costs on maintenance and improvements to the Tennis Courts, Basketball courts and Playground.
- F. Board voted to replace screen on tennis court fence. AIO to verify warranty, grommets and if price includes install.
- G. AIO and Board working with Red Cross to have a blood drive.
- H. Additional landscaping refurbishment approved. Items 5 through 11 plus the possibility of French drain repair. Items 1 through 4 will be revisited in the fall.
- I. Domain for Senator's Ridge website increase approved – Justin is talking to AIO on how to bill
- J. Board approved AIO to increase rental fee to \$225.00 to cover cleaning costs.
- K. Meeting with resident on Grinder system set for Monday, April 17. Board members are scheduled to attend.
- L. Sweet water repainted the slide.

VII. Tasks Needing Attention and Incomplete

- A. Ask Sweetwater for a quote for replacing 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. Sprinkler system has a few leaks. AIO talking to Meadows about Winterization procedures with the system.

- D. Sweet water will be addressing paint on pool cover from when they repainted the slide.
- E. Sweetwater will meet with Board Prior to opening to ensure pool and pool area is ready. Pool still scheduled for opening on May 20th (weekend only) and then again on May 27th for the summer.
- F. Sweetwater to perform yearly health assessment of pool (including liner, ladders, pumps, saline system, etc.)
- G. Need to replenish umbrellas so there are extra for summer season. Inventory of remaining umbrellas to be done.
- H. Planning for Kiddie pool pump. Need to know the cost and availability of new pump. Pump has a 1-year life span.
- I. Board is waiting for the second quote for pressure washing. Will need to coordinate with Sweetwater on pool area.
- J. Grinder system is still dirty work. Jared is talking to WASCOM and First Property Services. Looking at having a spare pump.
- K. Board requested AIO to coordinate Spring time line with Landscape workshop and Sweetwater.

VIII. Future:

Order furniture for pool and clubhouse

Next meeting scheduled for May 10, 2023, at 6:15 p.m.

Minutes submitted by: Carlos Hidalgo and 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