

Senator's Ridge HOA Meeting Minutes

6/15/2023

Call To Order: Shannon Bond called to order the executive session of Senator's Ridge HOA at 6:32PM on 06/15/2023 at Senator's Ridge Clubhouse.

- I. Roll Call:** The following people were present: Mike Crawford, Josh Day, Jared Wyatt, Shannon Bond and Curt Brown (AIO Property Management) and Nick Desenberg (AIO Property Management),

II. Approval of minutes from last meeting

May minutes previously accepted and on website.

III. Approval of treasurer's report

Treasure's report presented. Present Board members unanimously accepted report. AIO presented the current report. Board members unanimously accepted report.

IV. Management Company Report

All In One Management Company report from Curt Brown and Nick Desenberg. AIO looking into issues related with new homeowners and late fees and followup on residents trying to contact AIO.

V. Tasks Accomplished

- A. Pool Opened
- B. Irrigation system at front entrance repaired.
- C. Landscaping:
 - a. Flower beds planted
 - b. Trees Limbed around pool area
- D. Resurfacing for Tennis Courts and Basketball courts scheduled for mid to late August. (will include pickle ball)
- E. Board approved purchase of trashcans for tennis courts.
- F. Board approved removal of broken tree at playground.
- G. Red Cross representative came and approved site. Looking at having a blood drive in the fall.
- F. Pool Umbrella's delivered and available as needed.
- G. Grinder system station renovation complete. Board approved funding system that was selected based on residents' input. System is up and running. Grinder residents please see below (A.)
- H. Board has sent several emails to Sweetwater about issues related to bathrooms, behavior of youth at quiet pool, overall cleanliness and care.
- I. Board reached out to Simpson Properties to care for area at the end on Constitution Point. As always, they were agreeable to take care of area.
- J. Board approved purchase of AED. (looking in to AED signage)
- K. Board approved purchase of kiddie pool pump.
- L. Board approved the repair and purchase of pool light.
- M. We have a new Clubhouse manager. Thank you Brianna Yon
- N. Updated Clubhouse rental agreement. Includes duties of the cleaning service and asks residents to share condition of clubhouse prior to and after their event.

O. FYI- Wi-Fi: login. PoolSeason2023!- New Guest login-

VI. Tasks Needing Attention and Incomplete

- A. Residents on grinder will be receiving assessment for scheduled maintenance, system renovation and repairs. This assessment covers from November 11, 2022 to present. It will be due on August 2, 2023 and will be considered late if not paid by September 1, 2023.
- B. Based on recent information provided by Sweetwater, the Board has begun research on resurfacing the pools.
- C. Irrigation system continues to have issues. Landscape Workshop continue to work on and make repairs.
- D. AIO please confirm keys for vendors are available.
- E. Pressure washing of gates and other areas around the amenities has been put on hold till after all the courts have been resurfaced.
- F. Landscape workshop agrees to replace flowers around flagpole in front of clubhouse.
- G. Landscape workshop agrees to add some more egg rock at corner of tennis courts.
- H. Curt has an Inventory of all pool furniture.
- I. AIO will direct vendors on best practices for direct, consistent and accurate means of communication with AIO and the Board.
- H. Resident issues related to late fees and and neighbors parking issues continue to be accessed.
- I. Get Accordion fold gate for pool slide. Need to measure length between handrails on slide steps. Need to decide which one to buy.
- J. Residents to receive information related to:
 - a. Reminder of age constraints to unsupervised youth and Behavior of youth at Quiet Pool.
 - b. List of accomplishments and upcoming projects.
 - c. Help with care of amenities.

VIII. Future:

Monitor costs and needs of furniture for pool and clubhouse

Next meeting scheduled for 2nd week of July.

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