

Senator's Ridge HOA

Meeting Minutes

7/13/2023

Call To Order: Shannon Bond called to order the executive session of Senator's Ridge HOA at 6:45PM on 07/13/2023 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)

II. Approval of minutes from last meeting

June 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. AIO has a list of residents to contact whom don't seem to be getting all of the emails.

V. Tasks Accomplished

- A. Date for annual meeting set for Thursday, November 9, 2023
- B. Pool: Lights fixed
- C. Flood lights around pool replaced.
- D. Pool: slide fixed- replaced pump
- E. Pump room door has new hinges.
- F. Exit button on Quiet pool replaced.
- G. Irrigation system at area around pool repaired.
- H. Board approved the taking care of electrical boxes protruding around amenities area.
- I. Landscaping:
 - a. Dead flowers replaced.
 - b. Confirmed that area on Lincoln and Potomac is part of monthly maintenance. Both are in Landscape contract.
- J. Vacant lots – AIO confirmed appropriate action is and has been taken on the ones in our system.
- K. Resurfacing for Tennis Courts and Basketball courts now scheduled for September. (will include pickle ball)
- L. We have an inventory of all pool furniture.
- M. Board approved removal of tree leaning at Capitol gate.
- F. Grinder system residents billed. AIO is disputing one maintenance visit.
- G. Board has taken action related to rules being broken at pool.
- H. Sweetwater, lifeguards, Pool Committee, residents and the Board have and continue to address and work through issues related to bathrooms, behavior at quiet pool, overall cleanliness and care.
- I. Board reached out again to Simpson Properties to care for areas owned by Simpson Properties.

- J. Board approved purchase of Pool Rules sign for Quiet pool. Sign will have rules specific to the Quiet Pool.
 - f. No persons under the age of 21 are allowed unless accompanied by their legal guardian(s).
 - g. The Quiet Pool is, as the name implies, a place for individuals to have a space that is more for sunbathing, quiet relaxation or swimming laps. The Family Pool is more for energetic and physical activity.
 - h. Residents can bring up to 4 guests to the Quiet pool.
- K. AED purchased awaiting delivery so Sweetwater can place it. (looking in to AED signage)
- L. Updated Clubhouse rental agreement. Includes duties of the cleaning service and asks residents to share condition of clubhouse prior to and after their event.
- M. FYI- Wi-Fi: login. PoolSeason2023!- New Guest login-

VI. Tasks Needing Attention and Incomplete

- A. Reminder for Residents on Grinder system, the 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. Board has continued to research options and costs on needs related to resurfacing the pools.
- C. Irrigation system continues to have issues. We are not alone. Due to the extreme cold weather multiple neighborhoods have been experiencing irrigation issues. Landscape Workshop continue to work on and make repairs.
- D. AIO will confirm keys for vendors are available.
- E. COMSEC is looking at additional cameras for blind spots.
- F. Pressure washing of gates and other areas around the amenities has been put on hold till after all the courts have been resurfaced.
- G. Landscape workshop agrees to add some more egg rock at corner of tennis courts.
- N. AIO will direct vendors on best practices for direct, consistent and accurate means of communication with AIO and the Board.
- H. Residents to receive information related to:
 - a. Rules at Quiet pool.
 - b. List of accomplishments and upcoming projects.
 - c. Help with care of amenities.

VIII. Future:

Stairs to pool slide

Monitor costs and needs of furniture for pool and clubhouse

Next meeting scheduled for 2nd week of August.

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