

## Senator's Ridge HOA Board

Minutes for January 8, 2024

**Present:** Shannon Bond (Chair), Doug Braxton, Mike Crawford, Joshua Day, Brianna Yon

**Also present:** Vincent Costa (*AIO Property Manager*) Nick Desenberg (*AIO Representative*)

### Regular Session - Commenced 18:04

#### *Old Business*

1. Mrs. Bond reviewed December meeting minutes. Minutes were reviewed and approved by board members via email after December meeting and posted on association website.

#### *Treasury Report*

1. The board is in the process of prioritizing care and maintenance needs for the community and amenities.
2. Items of particular attention are the pool liner and refurbishments to the pool and amenities.

#### *Management Company Report*

Mr. Costa and Mr. Desenberg presented the All In One community management report to the board. Key items:

1. Policies and timings on notifications regarding violations, delinquencies and collections are being reviewed.
2. Sweetwater Pools on property Jan 9. for contract closeout walkthrough
  - (a) Verification required that pool vacuum, spare pump(s), AED and leaf blower remain on property
  - (b) Board requested formal written detail on the state of the mushroom fountain and workmanship/materials involved
  - (c) Board noted that material and workmanship warranties need to be vetted and documented on future work items
  - (d) Board requested written confirmation of winterization process for pool and actions taken to meet this process
3. Addition of separate water shutoff valve at clubhouse scheduled for Jan. 11
  - (a) AIO to confirm that irrigation system remains shutoff after work completed
  - (b) Mr. Costa to verify sprinklers winterized after work completed
  - (c) Clubhouse water supply will no longer be tied to clubhouse sprinklers once completed.
4. Grinder odor abatement

- (a) Received an estimate for sealing grinder cap and adding charcoal filter for odor control, estimated cost is \$700
- (b) AIO to communicate directly with grinder attached homeowners regarding cost and plan
- (c) Board is seeking a chair for the grinder committee to assist in communications and management of that sub-system.
- (d) Board voted unanimously to approve the quote for the filter and to proceed when weather permits

### ***Regular Community Business***

1. Board to setup meetings with:
  - (a) grinder residents to discuss overall look ahead for this year
  - (b) ACC board to review standards
  - (c) All committee chairs to plan for the year
2. **Tennis court update:** still too cold for repair to commence, repairs will be made as soon as temperatures and weather allow
3. Board is determining overall grounds items that need to be addressed this year including:
  - (a) pressure washing the gates at both entrances
  - (b) clean up of debris around wall at playground
4. Board will be creating a prioritized list of items that need attention to help plan the budget for this year.
5. Security camera status was assessed, determined one camera was moved during latest maintenance rather than a new camera added. Board is reaching out to camera installer to get additional camera placed as was expected initially.
6. Basketball nets were replaced early January
7. Replaced flags at clubhouse, ordering new spares to have on hand
8. AIO website is experiencing a small outage, cannot update site content at this time, will be notifying of mitigation plan once finalized
9. All Christmas lights have been taken down.

Regular session was concluded at 18:51.

**Next Meeting:** Tuesday, February 6 at 18:15