

Senator's Ridge HOA Board

Minutes for May 14, 2024

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

Also present: Vincent Costa (*AIO Property Manager*)

May HoA Board Meeting Minutes

Meeting Commenced @ 1820

Resident Discussion 1820 - 1840

Resident brought to board attention of Landscape and Driveway needs.

1. Capital and SR entrance landscaping
 - (a) Capitol Crepe Myrtle trimming in the entrances lacking for two years
 - (b) Inconsistent trimming of entrance trees - asked about why this happened
 - (c) Senators Ridge entrance crepes trimmed inconsistently in this entrance as well
 - (d) Mr. Costa has reached out to Landscape Workshop to find out why this didn't happen
2. Driveway Painting
 - (a) 10 streets / 164 homes roughly half need attention to the painted driveways
 - (b) driveways not pressure washed
 - (c) requesting letter to residents to indicate type and name of paint and recommend options
 - (d) PPG concrete stain recommended - Brick Rust
 - (e) Sherwin Williams - less expensive of two concrete paint options or it won't last

Old Business

1. Flag Pole Issues
 - (a) Awaiting second vendor quote for flag pole repairs and hardware replacements where needed
2. Security Camera Systems
 - (a) Capital camera recording replaced and system upgraded
 - (b) Requested quote from ComSec for 2 cameras upgrade on capital side to ensure proper event capture
3. Pool

- (a) Seven pool umbrellas ordered and received
- (b) Commercial toilet paper dispensers ordered and being installed
- (c) Cleaning service to cover bathroom sanitation
- (d) Water quality has been addressed
- (e) Sand filters required for pool(s) needs quote
- (f) awaiting information on vacuum safety for pool liner
- (g) Pool rules sign intallation at Quiet pool n.l.t. 5/22
- (h) Voted on \$720 repair to remove sand from pool for opening

4. Landscape Workshop

- (a) Pinestraw scheduled 5/15
- (b) Beds cleaned and weeded before
- (c) Irrigation Repairs approved

5. Tennis Courts

- (a) Requesting company to come complete resurfacing issues with weather now sufficiently warm

Management Company Report

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

1. Several email items went out to neighborhood
 - (a) United Pools
 - (b) Amenities Trash Overflow
 - (c) Porch Theft alert
 - (d) Pool Season information

Regular session was concluded at 1933.

Next Meeting: TBD