



- Vote to approve (Record those in favor)
  - Neal                    Recommends that budget be approved
  - Purvis                    Seconds the recommendation
  - Those in favor   3
  - Those opposed   0
  - Budget **Passes**/Fails (circle one)

**Pool & Pool House:**

- **Primary Tasks**
  - Maintain pool water level
  - Check pool house cleanliness and roll out trash on Sundays
  - Distribute keys and maintain pool house access list on control PC in storage closet
  
- Recent Accomplishments (Kathy did a great job with these tasks):
  - Installed pool house key fab system
  - Cleaned and organized pool house
  - Repaired leaking pool pipe connection at skimmer
  - Acid washed pool surface to remove stains prior to 2021 season
  - Replaced sand in the filter and replaced the filter canister valve

The following pool house repairs are needed:

- Explore possible pool replacement costs now that the existing pool is approaching 30 years of age and subsystems are beginning to fail
- Create annual PM (Periodic Maintenance) list to paint fence and repair caps
- Updated pool house camera system (still swapping out cameras). Need to hire an electrician to complete the install.
- Finalize quote for fill timer valve installation
- Label electrical breakers
- Install wifi router if desired, TDS is providing free fiber service which is already run into the equipment room
- Service HVAC unit
- Form Pool Committee if desired
- Refill or replace fire extinguishers
- Brick columns on corners of pool fence are leaning outward, need to relevel and reattach to the metal fence.
- Kathy will check with TOF if additional parking would be required if the pool was expanded. Also, will determine the extent of property setbacks.
- Need to replace two front pool house windows

**Grounds:**

- **Primary Tasks**
  - Maintain the street lights, entry way, and greenways
  - Work with the landscaper and sprinkler companies
  - Facilitate tree removal
  - Ensure that all designated areas are being consistently mowed and trimmed
  - Ensure that the front entrance is well mulched, mowed, and weeded. This is the most important of all the common areas.
  
- Recent Accomplishments
  - Removed large oak to south of pool house (spring 2021)

- Trimmed trees back behind pool fence (spring 2021)
- Aerated and over seeded entryway and pool house area (2021)
- Removed dead trees identified behind (West of) Pine Meadows Circle (spring 2021)
  
- Projects
  - Transition to Pyle for Grounds VP
    - Send contact info for Superior Landscaping
    - Send mowing map
  - Is the Board interested in upgrading the entryway signage/walls?
  - (Will include in entry upgrade if pursued) Upgrade entryway cameras, Fleenor installed pool house system probably best to use them again
  - Select dead trees around walking path that may fall on the path and have them removed
  - Still have people speeding on Rockwell Farm Ln, consider speed bumps. However, this takes a lot of county involvement and community submittals. The HOA checked and it is not an easy task.
  - Need an additional walking path entry restriction pole at top circle of Rockwell Farm Ln.

#### **Secretary Updates & Committees:**

- **Primary Tasks**
  - Check the HOA gmail regularly
  - Take pool house reservations
  
- (Optional) Prepare and distribute Quarterly newsletters
- (Optional) Reach out to neighbors and form/confirm committees:
  - Welcoming Committee: Greet new neighbors, provide welcome letter, pool key, small gift with logo, and information request form
  - Social Committee:
    - Neighborhood Yard Sale (April)
    - End of School Pool Party
    - Fall Festival

#### **Treasurer:**

- **Primary Tasks**
  - Review FPM monthly budget reports
  - Maintain contact list
  - Assist President with annual budget prep

#### **Complaints & Violations (President will work):**

- Continue to have complaints about the Cannata house (12945 Meadow Pointe Lane) for loud noises, and disgruntled renters. Board is working to determine the current legal owners of the property.
- Board agreed that FPM should be hired to enforce HOA restrictions
  - Need to hire an attorney to write an enforcement policy, then Board will approve and FPM will enforce
  - FPM will review all of the homes twice per year and provide list of offenses
  - Board will review the list than FPM will send letters and follow up on a time a material bases. Board will monitor costs during startup period to ensure it is within budget

- FPM provided cost estimate of \$1000 annually perform 2 reviews and send letters
- Primary items to look for:
  - Moldy siding
  - Missing shutters
  - Faded grey mailboxes
  - Extremely overgrown yard/shurbs or landscaping beds
  - Visible boat, trailer, or RV storage

**Capital Improvements:**

- Replace the marquis letter board and letters. Would we like to switch to a Dry Erase board - Need second quote

**Additional Items:**

- Long term capital projects:
  - HOA lot on Autry Lane, why do we have it?

**Closing Items:**

Meeting adjourned at 7:30 p.m.