

- 375.00 Maria & Jibby Redfield
 - FPM is following up
- 120.00 Gloria Cannata
 - Making monthly payments

Pool & Pool House: *Scheduled to close late September*

Updates:

- Repaired and painted the pool house
- Updated pool house camera system (still swapping out cameras) – *Suggest Hire Handyman/Electrician to finish camera install.*
- Painted the pool fence – *Create annual PM to paint fence and repair caps*
- Repaired the pool gate and front door locks, allowing them to actually close
- Purchased 20 new pool chairs and 3 new tables, disposed of one old table
- Purchased new life rings and pool signage
 - Passed multi-visit pool inspections
- Purchased new pool house first aid kit and stall trash cans
- *Pool VP needs to roll out trash can on Sundays and return on Mondays. Kartik volunteered to help*

The following pool house repairs are still needed:

- Finalize quote for fill timer valve installation
- Install insulation in the ceiling and walls of the exterior storage closet
- Have electrical contractor inspect breaker panel and determine why we have a tripped breaker
- One brick still missing on column nearest the pool house
- Service HVAC unit

Grounds (Currently All Pro Landscaping):

Updates:

- Completely reworked the front entry landscaping and sprinkler system!
- Switched the landscape maintenance contract from Allpro to Superior Landscaping
- *Add front entry and pool house mulch refresh to annual budget*
- *Still have people speeding on Rockwell Farm Ln, consider speed bumps.*

Current projects:

- Sprinkler valve leak (June 10-July 8 water bill approximately \$900)
 - Two leaking valves
 - Watering every zone 45 mins everyday to get new plants established
 - Fixed valves and set to every other day for watering
 - Requested 7 more old valves to be replaced at approximately \$40/valve plus labor, to prevent additional leaks
- Working with Town to get approval for updated entry lighting to switch to low voltage lights with 3 bulbs on each sign. This also reduces the potential for 120 volt shocks.
 - Need to send plat showing location of lights relative to signs – *Send info to Bannow*

- Ensure that all designated areas are being consistently mowed and trimmed. Some complaints that areas were being repeatedly missed last summer.
- Ensure that the front entrance is well mulched, mowed, and weeded. This is the most important of all the common areas.
- Clear leaves from pool house by outdoor shower.

Secretary Updates & Committees:

- Plans for fall festival
 - Relocate to Pool area for bathroom access and better visibility from Rockwell Farm Lane – *Pay neighborhood high schoolers to staff*
- Website updates – *Need a volunteer*
- Prepare and distribute Quarterly newsletters
- Decorate for Christmas - *Need a volunteer and may buy new stuff*
- 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
 - Pool Committee: Monitor pool and pool house for issues. Assist VP-Pool with duties as needed.
 - Social Committee:
 - Easter Egg Hunt
 - Neighborhood Yard Sale (April)
 - End of School Pool Party
 - Fall Festival

Complaints & Violations:

- General covenants enforcement items to monitor:
 - *Motion to bring FPM into enforcement process, sending letters to top 5 offenders*
 - Mold on siding
 - Approval to build/modify existing or adding new structures
 - Fences
 - Any visible outside structure (Permanent Pergolas, mailboxes, painting colors)
 - Missing shutters
 - Unkempt lawns/shrubs
- Propose hiring FPM to send letters to homeowners with violations
 - *Motion passed 3-0, work to get prices and establish an enforcement process.*
 - Start with worse 5
 - FPM will send letters and follow up for \$50-\$75 per home

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:
 - Pool house key fob installation for better access control *and door upgrades*
 - *Upgrade entryway cameras*
 - *HOA lot on Autry Lane, why do we have it?*
 - *Send request for 2020 Board members*
 - *Need a new phone/internet plan for pool house*

Closing Items:

Next Board of Directors meeting will be in October, exact date and time is TBD.

Meeting adjourned at 2:00 p.m.