**Summerlyn HOA Board of Directors Meeting**

03//10/2020 @ Chris Webber’s home

*The meeting was called to order at 6:36pm*

ATTENDEES  
Tom  
Chris  
Jacqueline  
Stephanie  
Shawn

1. **Old Business**

*What the developer needs to look at and/or complete via our attorney:*

* Better understanding on how to mitigate greenway items; Property erosion concerns on the greenway. Did they use HUD funds? If so, the developer is responsible; Silk fencing needs removed after construction completion: Black, Slaughter, Black (who also represents the developer (D. Stallings) communicated that they do not believe they are responsible for any concerns - except for repaving the roadway and silk fencing removal. The town contact (C. Rowland) says they have nothing to do with the greenway and it is owned by Summerlyn; however, D. Stallings says the town approved it and they also have nothing to do with it. Shawn mentioned speaking with Adams homes about the greenway and its current state.
* Tom, Chris, Stephanie, and Shawn **voted in agreement** to pursue a new attorney to speak with the developer to receive documents stating who approved the greenway and ownership prior to 2017.
* Pool lamps not working – quality concerns need addressed - Pool lights have been inspected and were found to be working - were repaired by Aquatech last fall.
* Additional pool concerns before inspection (handrails)? Have they been resolved? Inspector will come on Friday (3/13) to inspect the pool and handrails. We may need to change out the anchors on the rails prior to opening.

2. **New Business**

* Slack communication app feedback was mostly positive - will continue to use.
* Currently placing the idea of contacting the town about crosswalks across Glen Laurel and/or a traffic study on hold.
* Should we consider expanding the pool parking lot in the near future? Placing this idea on hold as well until funds are more readily available. Shawn mentioned a possible estimate of costs for future use.
* Street parking concerns have increased. It has been discussed that residents shall contact the property manager with any problems and if they are not resolved it is best to contact the Town of Clayton police via the non-emergency number.
* Pet waste and unleashed dog complaints have been made recently. Should we send out a communication reminding residents of the rules? An email blast will be sent to residents as a reminder of the rules.
* Ways to increase our revenue:
* Charge owners a $100 lease initiation fee when a new renter moves in? Great ideas about creating an application for the landlords and renters for future potential residents prior to a lease signing was discussed. Shana will be contacted about this process.
* Mobile dog grooming offered (Curbside Cuties Mobile Grooming) at the pool lot bi-weekly or monthly for residents? Tom will be in contact with a company to see if this would be an available service.
* Food truck options at the pool during open season on Saturdays and/or Sundays (noon-3:00pm)? Not a good option as Steph mentioned neighborhoods or interested parties typically have to pay a fee to have a truck come to the location. This would be an expense, not a way to create income.
* Steph mentioned offering snacks at the pool during the summer weekends. She will look into cost and logistics and update at the next meeting.
* Community Feedback:
* Should we consider lighting for the other mailbox kiosks (Meadows and Groves areas)? Shawn plans on looking into this and will report back with options and if it is recommended at next meeting.
* Mail carrier concerns: anything the board can do? No
* Are trash bins at the mail kiosk(s) something to add? Who would clean them and is it a security risk? It was agreed upon that this would not be a good fit for the neighborhood. We do not have anyone available to clean them and it could create more litter.

3. **Committee Updates**

* Pool Committee: pool rules update includes “household plus 4 guests; must be 16yo to go to the pool alone (anyone 15yo or under must be accompanied by a parent or guardian). All board members agreed on this rule.
* Beautification Committee: Community Cleanup Day on Saturday, March 28th - Steph asked for funds to purchase trash bags, latex gloves, and water bottles. This was approved by the board.
* Social Committee: No Easter potluck or egg hunt this year due to the date of the holiday and the town having an egg hunt around the same time.
* ARC Committee: Shana sent an email about a fence that was put in on a new home (white vinyl) – Joe said home was already built and to let it go. A board member suggested fining individuals for adding or updating the property without gaining prior ARC approval. **Board voted and all members approved** a $150 fee if home improvements are completed without ARC approval first.
* It was also noted that ARC requests must be approved within five days of the request by the committee members. If questions or concerns are found before an approval can be made then communication must be made ASAP.
* Yard of the Month: Will begin in May - need to make sure the signage is located in the storage closet.

4. **Action Items**

* **Tom and Chris** - attorney transition
* **Tom and Chris** - speak with Shana about $100 lease initiation fee for renters and see what the process would be to implement
* **Tom** - are we able to offer a mobile dog grooming service for residents in the neighborhood?
* **Tom** - email blasts about parking and pet waste/walking concerns
* **Chris** - work with BSB on figuring out if the developer is responsible for maintaining property if the town clearly shows that they own it.
* **Shawn and Chris** - pool inspection update after 3/13 and handrail compliance (if anchors need changed, etc.) Have the pool rules been updated to reflect age requirements and guest allowance?
* **Shawn** - inspect mail kiosks at the Orchards and Groves and see if/what lighting is needed at both
* **Shawn** - estimate on expanding pool parking lot (less important and can be tabled if busy)
* **Adams Homes Committee and Shawn** - make a possible connection with Adams Homes and speak about greenway maintenance concerns
* **Steph** - research possible snack options to sell at the pool on summer weekends and figure out logistics of a cash box.
* **ARC committee** - has the $150 fine information been mentioned to Shana and/or added to the covenants for the neighborhood?

*The next meeting has been scheduled for Tuesday, April 7th, at Jacqueline’s home.*

*Meeting concluded at 8:24pm.*

***President*** *- Tom Loboda*

***Vice President*** *- Chris Webber*

***Treasurer*** *- Jacqueline Draughn*

***Secretary*** *- Stephanie Lanier*

***ARC*** *- Joe Tyson, Paul Rosalas, and Shawn Lovins*

**Beautification Committee** - Steph/Chris

**Social and Community Outreach** - Steph/Tom

**Pool and Swim Lessons** - Shawn/Chris

**Webmaster** - Tom

**Landscaping (RRR landscaping/ Robbie)** - Shawn/Chris

**Yard of the Month** - Jacqueline/Steph

**Sonitrol** - Shawn/Tom

**Adams Homes** – Paul/Joe