

Summerlyn HOA Board of Directors Meeting

05/05/2020 - virtual meeting

The meeting was called to order at 6:36pm

ATTENDEES

Tom

Chris

Jacqueline

Stephanie

Paul

Shawn

Kristie

1. Old Business

- In regards to the attorney/developer/greenway discussion, we are technically past the three year due-diligence mark to go back to the developer for repairs and concerns. Our attorney is currently looking at the contract w/ WDM to see how the transition from developer to board actually happened to look for an opening.
 - ❑ Reimbursement of landscaping costs since 2017 for the 9 parcels - not happening due to legal/time-frame constraints.
 - ❑ Fix greenway as per inspection report by external engineer - can't more than likely - past 3yr mark/statute of limitations. We need documentation from WDM and previous board members showing they talked in the past trying to resolve this to move forward.
 - ❑ Removal of silt fences along the greenway as this should have been done after construction was complete - developer agreed to do it.
 - ❑ Provide a timeline of paving the streets in the Groves on Sugarbush and Mulberry Banks Drive. A bond was taken to complete this work and they are required to do this by law. *To be done beginning of June per the Town of Clayton.
- We discussed the lease initiation fee for new rental tenants. A change to the covenants needs a 66% vote by all homeowners to approve.
 - ❑ Tom will be creating a survey to gauge resident interest in adding this.

- Steph discussed snack options for the pool during the summer:
 - ❑ Donation-type lockbox for money so no need for pool attendants to handle cash: \$19.95 (Amazon);
 - ❑ BJs offers Oreo/Chips Ahoy 60ct: \$12.99 and UTZ chips 42ct: \$9.99
 - ❑ **UPDATE** as of 5/6/20: Per Chris, she talked with Will at AquaTech and they will not place snack boxes on the table when they are there.
- Two sets of pool door keys are in the lockbox and a third key is at Shawn's home. Shawn is working on labels for the keys.
- Pool rules will be mailed to homeowners when we have an opening date set. We are planning on using one announcement sign reminding individuals of the age restrictions when the pool is opened.
 - ❑ Chris said she will look into ordering a sign for the pool rules
- Kristie is going through the ARC documents and updating the standards accordingly. \$100 fine will be added; however, a reminder that notices and a hearing must be done prior to handing out a fine.
- Paul will be looking into quotes for possible street parking/towing signage.

2. **New Business**

- We discussed letting past concerns with Shana go and having a fresh start before going to her superior.
- Robbie is generating quotes for the leaning trees on the greenway. We are assuming it should be under \$500/tree. Chris is in contact with him.
- The pool opening is based on Phase 2 of the state opening transition.
 - ❑ Pool has still not passed inspection.
 - ❑ An exhaust fan in the chemical room needs replaced prior to passing inspection. *currently in the process of replacing*
 - ❑ **All board members unanimously approved replacing the exhaust fan and any costs associated with it.**
- Food trucks have been a huge hit in the community. We would like to have them continue during the summer and charge a fee.
 - ❑ Paul will reach out to various trucks to gauge interest and decide on a fee for parking at the pool lot.
- We would like to offer movie nights once/month - the board agreed to starting in June due to the stay-at-home order and lifting process.
- Pool opening date? At this time we are taking it day-by-day. The contract with AquaTech has been updated to June 1st.
 - ❑ Will send an email blast about pool time courtesy as there may be a more strict occupancy limit when the pool does open.

- Steph wishes to plant flowers in the containers at the pool. This was approved.
- Kristie will be assisting with adding current board members to the bank account. Unknown fee was figured out and Tom will send the receipt to Jacqueline.
- The board discussed having a neighborhood clean-up day (last one was cancelled due to the virus.)
 - ❑ We will be making it more relaxed and more of a weekend - Memorial day weekend - grab a bag and pick up some debris and trash while out on a walk. Have residents post a picture to FB showing what they did.

3. Committee Updates

- Pool Committee: **UPDATE** as of 5/6/20 - Once phase 2 has been implemented AquaTech will meet with the board and discuss social distancing rules and suggestions.
 - ❑ Four lounge chairs were ordered as discussed and agreed upon. They should be shipping this week.
 - ❑ Re: pool cleaning concerns - Aquatech advised that they bring a vacuum with them and also use the inline vacuum as is done at most pools.
- Beautification Committee: Jacqueline, Steph, and Chris would like to get together this month and try to clean the neighborhood signage on Glen Laurel Rd.
- Social Committee: Discussed movie nights previously. See above.
- ARC Committee: Nothing major to discuss,
- Yard of the Month: First home has been selected. Tom will update the website.
- Parking Committees: Level 1 notices have gone out to some homes.

4. Action Items

- **Tom** - Create a FB survey to gauge resident interest in adding a lease initiation fee to the covenants.
- **Chris** - Signage for the pool. Look at what we have vs. ordering new.
- **Paul** - Obtain street parking signage/towing quotes.
- **Paul** - Reach out to food trucks about coming to the pool lot during the summer and research fee amounts.
- **Kristie** - Assist with adding current board members to the bank account and update contact info.
- **Steph** - Snack ideas since AquaTech will not assist?

*The next HOA board meeting has been scheduled for Tuesday, June 2nd at 6:30pm
Meeting concluded at 8:07pm.*

President - Tom Loboda

Vice President - Chris Webber

Treasurer - Jacqueline Draughn

Secretary - Stephanie Lanier

ARC - Paul Rosalas, Shawn Lovins, and Kristie Linder

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

Parking Committee - Tom/Kristie/Paul