

HOA Annual Meeting 9/16/2021

Attendance headcount: 25 members plus 7 board members

Meeting called to order at 7:02

Minutes approved from the last meeting

Ballots begin counting at 7:03

Theo: Welcoming and social committee

19 new families this year

Last year we Hosted:

- Fall Festival in October
- Opening Party
- Adult Party
- Closing Party

No date yet for 2021 Fall Festival yet but probably 2nd or 3rd weekend of October

Kevin Vieth: Pool Director

- Kevin handling pool maintenance and DD handling pool staffing issues
- Working with pool management to get money back for times that we didn't get proper staff
- Deck is planned to be stained before winter - weather permitting
- Last year we had issues with the county because the turnover rate of the pool wasn't meeting their standard - Clay county gave us an exception and a standard obtainable by our pool.
- Sand in the pool was because we had to backflush the system multiple times to meet the county
- Last season we replaced the electric pump
- Improvements this year: Shade over the baby pool was installed. Shade was offset on purpose for parents who might want to be in the sun
- Pool tile - replacing in the baby pool to test bigger tiles for the big pool
- Considering opening up 3 more adult swims throughout the day
- Kevin in liason between HOA and swim team if anyone has any questions
- Member concerns about swim teams going past 10:00 pm and being loud in the evenings.
- Kevin: Swim team meets should generally be finished around 10:00-10:30pm. Suggestions from members to start earlier but the issue is getting volunteers here early enough to set up. The standard start time between all swim meets is the same across the board.
- Member concerns about pool party DJ being too loud.

- Warren - addressing concern about DJ playing music too loud. Group consensus that the DJ music was too loud and that it won't be a problem at the next pool party.
- Kevin going to discuss the announcer being quieter at the swim meets.
- Ceramic tiles for the edges of the pool will be fixed before the pool opens this summer

Kelly Pollard: Bookkeeper for Brooktree - filling in for DD

- Budget has been passed out
- Capital improvements: tennis courts and sunshade = \$31,000 from 2021
- For the last 10 years, we've never had to pull out of our reserves
- Goal is to get reserves to \$100,000 in the next 5 years. They are currently being held in CD's
- We have had one member 2 years delinquent and it has been addressed with an attorney. That was paid all except \$200. Currently we only have 3 other delinquent members for dues for 2021.
- We have a 50/50 plan so members can opt to pay half in the beginning and half in 6 months.
- We are currently proposing that we take the late fee up to \$15/month for delinquent fees. This will improve our fees and/or improve our cash flow.
- Dues Statements will come out October 1st, 2021
- Planned capital improvements: powerwashing and staining deck but nothing else major planned
- Motion to approve budget, motion to second, approved by unanimous decision
- Motion to raise the late fees to \$15/month - Motioned, seconded, approved by unanimous decision
- Dues haven't been raised in about 10 years and we are lucky to operate on low yearly dues

Kristen: Website

- Website submissions go to her and she distributes
- If you find any broken links or typos on the websites, please contact Kristen

Charley: Facilities

- In charge of enforcing facility covenants and restrictions and maintaining facilities to keep our neighborhood looking great
- Has been pulling signs that are not allowed via by-laws and has been attaching a copy of the restrictions on the sign
- Took care of a bee pest issue in the park
- Furniture cannot be set out on the curb
- Parking issues are through Gladstone
- Cars that don't run are not allowed in the driveway - must be stored in garage
- If you see any issues, please let Charley know

- Member Suggestion to cut down all of the bushes in front of the tennis courts to the same level - general consensus that it would be a good idea
- If any common areas are getting missed by the mowers - please let Charley know so we can get all the areas covered
- There are easements that are covered by the city - Charley is willing to report

Kevin filling in for Pam: Recreation

- We are done with the pop machine because it takes a lot to maintain it and it isn't working

Warren Prince: President

- Thank you to Jon Galloway for your efforts on the babble and thank you to the rest of the babble volunteers
- If you want to help with social committee on events, please contact Theo

Kristi: Secretary

- Ballots have been counted 31 ballots for all 5 members and one ballot with only Jon Galloway. Congratulations to the newly elected/re-elected members:
 - Jon Galloway
 - Theo Buckman
 - Kristin Tartar
 - Kevin Vieth
 - DD. Zimmerman

Meeting adjourned at 7:53pm