

04 MARCH 2024 / 7:00 PM / HOME OF RANDY Sadler

Called to order 7:05

Board members present:

Larry Collett President /Emily Vick Vice President /Kelly Roberts Secretary/Jennifer Roberts Treasurer/John Dubose Member at large/ Carolyn Gardner Member at Large and Randy Sadler Past President

Reading of the minutes of the prior meeting 11/13 2023- these minutes need to approved with a Board email vote

Treasurer's Report- Much discussion about moving forward with **electronic bookkeeping. Larry will meet with Mike and discuss way forward.** Jennifer has learned that some of the homeowners on the delinquency list are not delinquent in dues, so she will get with Mike and address this

Report of Committees

1. Social Committee: Easter egg Hunt 30 March
2. Pool Committee: PC met 30 January and established open/close and season's hours. Ben Gibson will be Lifeguard manager. Jayli O'Neill will return as Concession Manager.
3. Community Center Design Committee: This project in its infancy. Ed Kirsch will Chair this effort.
4. Architectural Review Committee: Randy provided list /pictures of current offenders.

Unfinished Business

1. The Town still agrees that an additional stop sign on KKC may help slow traffic. The location has not been finalized.

New Business

1. Pool Beautification Project - \$3,823

- A. Pressure Washing - \$650
 - i. Chairs for Pool deck - \$300
 - ii. Pool Surface - \$350
- B. Concession Area Painting - \$2,210
 - i. Walls - \$1,350 (Labor and materials)
 - ii. Floor - \$860 including textured paint/stain
- C. Removable Wall - \$963
Built to replicate the outside walls and painted the same color scheme, but with 4" gaps to allow air movement. 3-wooden panels with panel attachments
- d: Concession island facelift TBD

2. Replace Kid Pool Fence - 4300.00

Randy made a motion to approve up to 5000.00 for the Pool Beautification Project (Item 1 above) .
John 2nd motion. All vote yes.

Randy made a motion to approve up to 5000.00 for the Kiddie Pool fence replacement (Item 2 above). Emily 2nd the motion. All vote yes.

2. Community Center Redesign Project - TBD

a. Committee Chair - Ed Kirsch

3. Succession Plan for the Pool

a. Keys -Pool Chair holds keys / Pool Manager/ Concession and Swim Team Coach

4. Discussion on Possible Covenant Changes

a. The Board discussed the pros and cons of allowing a \$25 fine for NPEA covenant violations. No decision was made. Randy will try to obtain additional information on this potential option from our attorney.

b. The Board discussed the possibility of raising our existing annual HOA cap by \$50 or \$100 at some time in the future. No decision was made.

This was only a preliminary discussion of these items and Board members agreed to table further discussion until our next Board meeting.

5. Dr. Shane Robbins - Guest

a. Discuss master plan for Newington Elementary and Flowertown Elementary, including helping alleviate traffic on KCC.

b. Referendum, including no-tax impact

6. Landscape Contract Change

Landscaping Company "Fresh Cuts" proposed a maintenance schedule change which includes 2 additional visits to Lee Street entrance. Increase of 675.00.

Randy made a motion to accept Fresh Cuts proposal, Jennifer 2nd the Motion All voted yes to accept.

ACTION ITEMS

1. April HOA Meeting Date Larry will check w/Dr. Robbins on when he is available

2. Future Board Meeting Day/Time/Location

Adjournment

Randy makes a motion to adjourn

Kelly 2nd

Meeting adjourned @ 9 PM