

Board Member Attendance:

President	Mike Simmons	P	Activities	John & Tiffany Buckingham	P/A
Vice President	Jordan Wood	P	Grounds	Grant Morris	P
Treasurer	David O'Halloran	P	Membership	Kelly Oreshan	P
Secretary	Sara Cummins	P	Pool	Nick Oreshan	P
Clubhouse	Jeff Bugher	P	Tennis	Marica Cossell	A

A quorum is obtained when at least six (6) directors are present. Nine (9) directors were present; therefore, a quorum was obtained.

Budget

Bank Account Summary	
Account Description	July Balance
The National Bank of Indianapolis (checking)	\$6,318.62
The National Bank of Indianapolis (money market)	\$275,472.92
Chase (clubhouse)	\$1,142.00
PNC Bank (Swim Team)	\$5,529.44
Total Cash	\$288,462.98

Budget Discussion

- David, the treasurer, finally gained access to the bank accounts
- Spectrum account still not accessible
- David received a bill from the dam inspection; the bill notes that its outstanding balance is \$365
 - There is no description of what the bill is for
- The limits for when we need to be voting on expenses will be that each board member will require a vote if it's outside of their budget (clarified by Mike Simmons (president))
- The budgets were not straightforward, but we may need to use last year's expenses or the first 6-months to set a budget for the remaining part of the year (treasurer)
- Mike (president) - would like to know each department's budget (what's been consumed, what's left, what is the projection)
- David can provide high-level summaries to each department director

Activities

- Back to school bash on August 7th
- Triathlon on Thursday, September 1st
- Volunteers are welcome!

Pool

- The cover is replaced that someone fell through
- Baby pool leak source has been identified
 - To repair it properly,
 - Will do a patch on it
- Skimmer repair will be \$5,000
- The ladders have now been re-anchored by Aquatic (\$895)
 - One will be replaced once the pool has been drained
- Discussion with Aquatic about the rules, so those will be updated off-season as they are currently very ambiguous
- Discussion with Aquatic regarding the behavior of the lifeguards
- The issue with bathroom cleanliness was discussed with Aquatic, and they confirmed the issue was due to minors less than 15 not being able to work past 9 pm, and it was mostly an issue around the swim meets, not daily member use
 - We may want the swim team to be responsible for the bathrooms
- A new Venmo account will be created for next year
- Lifeguard chairs must be repaired or replaced; they are unstable. A lifeguard fell off.
- Safety issue: at closing, Nick noticed some youths standing outside the gate at closing attempting to get in
- Fences have been kicked in
- The grill will be replaced at the end of the season
- The chairs could have the fabric replaced for about \$175 in the winter
- It was noticed that the lifeguards are taking breaks longer than 10 minutes, but that has been dealt with
- Mike (president) would like documentation about the Venmo account for this summer; a new one will be created next summer and linked to a HoA account.

Grounds

- Trees and limbs from the storms have been cleaned up
- Hornets' nest will be exterminated tomorrow (August 13)
- Ongoing issue with Jones RX Ponds
 - There will be a phone call on August 13th to clarify that there should be better communication when treatment occurs

Clubhouse

- A new thermostat has been installed (smart thermostat)
- Blake has access via the phone app
- Garage door rollers replaced (\$35)
- Electrician will come out to install the flood light on August 14/15
- Another light on the porch will be repaired as well
- If we want to install security cameras, the lawyer has advised that we would need procedures in place to accommodate the cameras
- Another suggestion would be to have some signs as a deterrent
- Sewer line insurance is not possible as we have commercial insurance (Jeff called the insurance company)
- A proposal was made to have a Google phone number instead of the landline

Membership

- Transfer fee forms have been done as required
- A couple of homes have been sold

Tennis

- The nets have been replaced, and two center support dowels
- Kelly reset the password for the tennis scheduling app
- The storm damaged pickleball nets

Vice President

- Suggestion to use Google Workspace instead of the web host we have now
- Cost would be \$720 per year
- The board agreed to implement Google Workspace with Google Voice phone numbers

President

- Topics should be sent in advance to Mike for discussion.