

Board Member Attendance

President	Mike Simmons	P	Activities	John Buckingham & Sherri Zimmer	A/P
Vice President	Jason Minor	P	Grounds	Neil Metzger	P
Treasurer	David O'Halloran	A	Membership	Gina Mencias	P
Secretary	Sara Cummins	P	Pool	Nick Oreshan	P
Clubhouse	Jeff Bugher	P	Tennis	Catherine Taylor	P

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

Open Questions from HOA Members present

- Judy Pipke - shared an insurance policy with the VP

Secretary

- Board members will give fall updates for Fall Acorn by the end of August so we can publish them in September.

Budget Discussion

- The current reserve balance is projected to be \$232K. Our cash balances at the end of July were \$318K, net of the remaining forecasted expenses for the year of around 86k gets us to \$232K. This does not include additional income from clubhouse rentals, interest earned on the savings account, and transfer fees. I estimate this additional income to be around \$8K for the rest of the year.

Membership

- No updates

Activities

- Can we have a freezer/refrigerator which could be used to store activity food items for events? **Action:** John to get a quote for this and bring it back to the board

Pool

- Action Item: Nick and Mike will contact Joe Winship before bringing this to a vote. Decision needed within the next 30 days.
- The quote to re-plaster the pool was around \$52K. They will dig up the damaged sections and replace them entirely. It's approximately 3 inches thick overall.
- Barton Pools was contacted and quoted \$55K for 15% chip-out of the plaster. 100% chip-out would cost \$73K.

- The baby pool was discussed with Bart Pools, and the north side of the pool is gradually eroding due to skimmer leakage. Installing a splash pad would cost around \$100K. To repair the baby pool, it would be chipped out, re-leveled, repaired, and have the skimmer dug out, along with new coping around the baby pool. \$108K would cover the repair for the baby pool and complete chip-out of the larger pool. This package includes a 1-year material warranty and a 10-year labor warranty. A fence would need to be installed around the pool, but this quote does not include fence installation.
- Barton will not start the work until the end of February or early March. We might be able to cover this with next year's payments. This year, we collected \$208K in HOA dues.

Grounds

- The dam inspection report will be issued in about 6 weeks. During the inspection, the inspector noted that some trees on private properties near the dam are weakening the structure. There is an area that needs to be sprayed.

Clubhouse and Facilities

- **Update on replacing the sign**
- **Surveillance System SOPs** – Hoping the team can help me (Sara) figure out how to upload them under the documents
- Action Items urgent - Surveillance system:
 - President - Approve the [policy](#).
 - President - Provide feedback on the [draft notification](#) to residents.
- **Action Items not urgent:** Updates to the EMPLOYMENT AND OCCUPANCY AGREEMENT:
 - President - Review and give feedback on the revisions to the Exhibit A facilities manager agreement.
 - President, please review and suggest updates or corrections to the upper part of the agreement and the Oversight SOP within this document.
- **Updates** - Surveillance system:
 - System demo at 7 PM on 8/11 in the clubhouse rec room. Nathan and Jeff have 1:1s, but others are welcome!
 - Received surveillance signs from SmartSign. Will install signs with the help of Larry and Mike during the week of 8/11.
 - Secured the NVR to the entertainment center shelf using a keyed lockbox.
 - Spoke with an agent at Cincinnati Insurance about potential premium discounts. She said there is no effect on the premium. Additionally, their records only list Paul Jensen and Judy Rouhseling as valid contacts. She contacted them to request authorization for updated

names. I am following up with her to find out who they are. I had suggested Michael, Jason, and David.

- **Updates - Other:**
 - Roofing/gutters—Per the most recent inspection, Gutter protection screens are damaged and need to be replaced. The screens were not the kind that attach to the front and back of the gutters—just the front. New screens will be an improvement. Jeff is working with Blackmore and Buckner to understand the "not to exceed" \$1250 estimate.
 - Cooling center/shelter. Jeff will identify setup considerations at a high level and review them with Michael.
 - **BAM:** \$1250 to replace the screens (proposed by president, seconded by membership), passed unanimously

Tennis

- **Feedback for the Tennis quotes** sent by Catherine
 - Fence tear down and replace: 43,220.00
 - Asphalt Deep Milling : 69,200.00
 - Three courts- resurface/color: 29,543.00
 - Grand total: \$141,963
 - The company would likely start work in September. The fence is a 1-year warranty for labor and materials. The fence coating has a 5-year warranty. The courts have a 1-year warranty.
 - 4 quotes in total were evaluated, the above is the most reasonable, and the vendors were responsive
 - \$232K is what we have in reserve and will likely be \$240K by the end of the year
 - The excess of the annual dues is approximately \$25-30K, so if we needed to take a loan, it could be paid off. We increase the dues 5% each year to ensure the HoA can maintain the common facilities.
 - Historically, we wanted to have some money in the bank to support any issues with the dam.
 - **BAM:** Secretary Proposed to replace the tennis court for \$141,963, motion seconded by Ground (Neil). Passed unanimously

Vice President

- We need to ensure that our certificate of insurance of our vendors, workman's comp, and any required state licenses