

## Board Member Attendance – June 8th, 2026

|                       |                  |   |                   |                                 |     |
|-----------------------|------------------|---|-------------------|---------------------------------|-----|
| <b>President</b>      | Kathryn Kempson  | P | <b>Activities</b> | John Buckingham & Sherri Zimmer | P/P |
| <b>Vice President</b> | Louis Somlai     | A | <b>Grounds</b>    | Neil Metzger                    | P   |
| <b>Treasurer</b>      | David O'Halloran | P | <b>Membership</b> | Gina Mencias                    | P   |
| <b>Secretary</b>      | Sarah Hubley     | P | <b>Pool</b>       | Nick Oreshan                    | P   |
| <b>Clubhouse</b>      | Jeff Bugher      | P | <b>Tennis</b>     | 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.

## Membership

- A total of 21 class C homes have signed up this year
- 4 homes with outstanding dues – board voted to send all 4 to legal for lien processing

## Activities

- Successful turn out for May activities:
  - Mayors Pop Up – May 21<sup>st</sup> – 5:30-6:30pm
  - School's Out Ice Cream Party – May 22<sup>nd</sup> 6-7pm
- Upcoming events are:
  - Annual Neighborhood Garage Sale is scheduled for June 11<sup>th</sup>, 12<sup>th</sup>, & 13<sup>th</sup>
  - July 4<sup>th</sup> Parade - June 27<sup>th</sup> @ 10am
  - Chili Cook Off - October 10<sup>th</sup>

## Grounds

- Hire Burke Engineering to create Action Plan for \$8,700
- Boat Storage
  - Discussion around creating a Boat Registration Policy to encourage homeowners to remove unused boats. Registration fee could be implemented to offset costs to maintain the boat storage area.
  - adding 5/6 more spaces and doing an audit on the boats currently
  - 17 total boats
- Mulch is done and clean up has started

## Pool

- Pool work is complete. Surface of bottom looks good
- Baby pool is clean – new vacuum was purchased

- Pool heater – kept turning off, cleaned the pumps daily, operating off of 3 pumps right now (have 4 total, 1 is not working) We may need to have some electrical work done to handle the pool pumps
- Swim lessons kicked off this week

## Clubhouse and Facilities

- HVAC scheduled maintenance will take place Jun 15 @ 9AM.
- Roof inspection and gutter cleaning will occur early the week of Jun 8.
- Fire extinguisher (3) inspection completed. No issues.
- Standing water on the roof during a rainstorm was noted and was resolved the next day.
- The board approved a grounds dumpster and no-dumping policy, which has been added to the [Lake & Grounds Guidelines](#) on the HOA website. Warning signs will soon be affixed to the dumpster.
- Planning to look into a sewer line inspection and an energy audit.

## Tennis

- Update presented on court project:
  - Cement went in today
  - Wednesday – try to frame it and will need access to the basement
  - Coating to start on Thursday and Friday (maybe into next week)
  - Box on the gate to be added to allow a padlock or digital lock
  - Will need to work with Grounds to best determine the approach to remedy access over the ditch at the tennis court entrance.
- Tennis lessons have been reduced to 1 week because of construction delays. We will use Woodland Springs courts for a portion of the lessons. Send out another notice for the tennis lessons on Wednesday (Class C is also welcome to join)
- Discussion of how to lock courts:
  - Potential to use the same pool fob to lock. Quote of \$5,365.85+ includes running conduit from pool over to courts. Catherine to investigate further.
  - Temporarily we will use a standard combination lock and communicate the code.
- Need to determine if the existing security camera has visibility to the new gate location for courts.
- Skedda Reservation System for courts. Notified of cost increase which will occur July 24<sup>th</sup> (\$1,188). Catherine to investigate alternative options (Signup Genius - used by Woodlands Springs, and others) Ideally need it to link to our existing website.

## Vice President

- Met with Legal. Believes we are in compliance with HOA updates due to being grandfathered in prior to 2009
- If a conflict arises– follow the state policy

## Secretary

- Spring/Summer Acorn draft started. Planned distribution in Summer
- Reach out to SuperAdmin for access to WordPress

## Treasurer

- New insurance company is paid
- June 15<sup>th</sup> – taxes are done
- Swim team fund access needs updated (Add Sara Cummings, Swim team Treasurer, to the account. \$5,000 in the account for the swim team fund (to be used to purchase needed new team equipment, like swim lane lines)

## President

- Reiterated that the Mayor's Pop-Up Event was successful. Was able to meet the Councilman at large.
- The president will be the single point of contact for legal moving forward to ensure we adhere to our agreed hours arrangement and control costs.

## Miscellaneous Discussion with Members in Attendance

- Golf carts: They are not allowed in the neighborhood per Carmel City Ordinance. The board will distribute an email reinforcing this and also publish in the Acorn.
- Clubhouse: Neighbor noted that doors were left open during a recent rental. Clubhouse Manager will work with Facilities Managers to ensure both the front door and doors by the pool are kept closed at all times.