

Sterling Gate Homeowners Association, Inc.
Monthly Board of Directors Meeting
June 16, 2022, at 5PM

Board members in attendance for meeting in the Clubhouse: Sally Hart, Steven Lund, Howard Jones, Scott Machovec, Joshua Browning, Ryan Thibodeaux from C-Spire

1. Call to Order
 - A. 5:02PM call to order
2. Visitor from C-Spire
 - A. Ryan Thibodeaux came to chat and give us a face to who our local rep is
 - B. Timeline for going live
 - i. August 5th is the current plan
 - ii. 60-70% done currently
 - iii. Restoration crew heading in shortly
 - iv. 20-30 days for running the wires themselves – boring takes the longest
3. Special Order of Business
 - A. Nominations and election of principal officers of the Board
 - i. Nominated and kept the officers same as prior
 1. Howard – President
 2. Scott – Vice President
 3. Steven – Treasurer
 4. Sally – Secretary
 5. Josh – Member at Large
4. Reports
 - A. Pending reports from SMS
5. New Business
 - A. Additional Commons area maintenance items for HLL
 - i. Repair the walking trail entrance fence south of 220 Victoria Station. The white PVC fence section has fallen. Two posts will have to be re-set \$100
 1. Approved
 - ii. Clean-up the debris falling from the disintegrating timber retaining wall west of 101 Cedar Grove Parkway (on the asphalt driveway just inside the Cedar Grove entrance. Part of the wall might need to be removed depending on its condition. I don't think we need to replace the wall, just clean it up and do some minor fixes to stabilize it. Most of the wall has fallen and is rotten. To remove the whole thing would be \$400
 1. Pending for further review
 - iii. Cleanup of area south of 235 Victoria Station:
Remove burn pit items, broken glass, metal, dispose Fill in burn pit Remove small beds/rocks/privet tree at south-east corner of open area (Retain beds at north-east of open area) Remove man-made items in open area and wooded area at south edge of area Remove man-made items in open area to west of open area (rear of lot) Option to remove large tree stump Remove rocks, and debris (large

stump not included) bring in fill dirt to fill in burn pit \$350 I'll see what I can do on the stump, it would take some heavy equipment to get it moved

1. Approved
 - iv. Start maintaining area to south of 235 Victoria Station - mow like adjacent areas Additional \$100/month to be cut at the same frequency as Runnymede
 1. Pending further review
 - v. Additional maintenance at High Grove entrance area to improve appearance Start maintaining Hwy 17 roadside from north end of curb to south end of curb - rough mow at 2-3 inches, edge curbs, clean vegetation/trash from curbs, remove trash, no fertilize/herbicide Monthly collect roadside trash along Hwy 17 from 1st Ave corner to Cedar Grove Parkway - majority of road side is HOA property all the way from 1st Ave. Additional \$200/month to be cut every 2 weeks
 1. Not approved
 - vi. Remove the vegetation/debris growing in the curb/gutter on Hwy 17 south of High Grove Parkway. This is located at the south end of the roadway curb/gutter. It looks bad and impedes water entering the roadside ditch. A few minutes with a shovel. That's a decent stretch, it would be a few hours with a shovel not a few min \$400
 1. Not approved
 - vii. Repair broken sprinkler head on High Grove Parkway - entering from Hwy 17, on right (south side of road), about midway down the road, against the curb. \$50
 1. Approved
 - viii. Remove any fallen trees from the walking trail section on the east side of Victoria Station (start trail south of 220 Victoria Station) Covered under regular maintenance, we will be it taken care of. I did what I could while I was there, but will need to go back with a saw and some help
 - ix. Clean up the juniper bed behind the pool area at the clubhouse, there were a lot of weeds and it looked messy when I was there last. An overhaul on the bed to pull/cut/spray weeds and cut out the dead junipers would be \$250
 1. Approved
 - x. Additional items:
 1. Debris from drainage job- I cleaned up some of the limbs from where the large tree was removed, the pond was full, so I was only able to get what was up on the trail. The downstream side of the pipe look to have been cleared out by the water flow from yesterday's storm. The inlet side still had some debris, but the water was too high for me to get it at the time. The inlet of the 3 large plastic pipes had a large amount of debris piled up against it. It would be more than I could do by hand. Johnny will have an excavator down in Montevallo in the next week or 2 and will bring it by to get this area cleaned up
 2. 235 Victoria station/Runnymede- The stretch of woods between 235 Victoria station and where the walking trail crosses Victoria station has grown out over the grass towards the street. To get that tree line cleaned up would be \$150. I would suggest doing this if we are going to maintain the area next to 235
 - a. Pending further review
- B. We need to check on the blockage in the retaining pond with the gazebo in Sterling Gate

- C. Develop neighborhood rules for Common areas
 - i. Pending for further discussion
- D. Appointment of ARC member(s) for fiscal year 2022-2023
 - i. Leaving the same as prior once SMS came in Jan 1, 2022
- E. Other
 - i. Meetings will be on the third Monday of each month
- 6. Next Meeting
 - A. July 18, 2022, from 5-7
- 7. Meeting Adjournment
 - A. 6:10PM