

Sterling Gate Homeowners Association, Inc.
Monthly Board of Directors Meeting
August 22, 2022, at 5PM

Board members in attendance for meeting in the Clubhouse: Sally Hart, Steven Lund, Howard Jones, Scott Machovec, and Casie Jarman from SMS

1. Call to Order
 - A. 5:01PM call to order
2. Financials / CCR
 - A. YTD as of 7/31/2022: SG Operating: \$163,314.17 (\$88,155.17) SG Reserves \$5,016.19 SG Operating: \$7,633.86 (\$21,725.00)
 - i. Total Assets: \$175,964.47 (\$114,896.52)
 - B. Delinquencies
 - i. \$66,282.08 due to HOA as of July 18, 2022. This represents 159 homes. (124 less than July)
 1. Current Year: \$39,982.09
 2. \$39,967.09 prior years and other fees
 - ii. Approved by vote to send all delinquencies over \$800 to collections if not already there
 - C. CCR
 - i. August -25 violations: mainly TCS and LS
3. HOA Old Business
 - A. Access system – installation should be next week
 - B. Common Area Rules/Signage
 - C. Swim and Tennis Club Membership Updates
 - i. Pool Tiles Loose/sharp edges getting fixed
 - D. Landscape – Additional – Status Update
 - i. Retention pond debris – HLL quoting
4. HOA New Business
 - A. Street sign refurbishing quotes (2)
 - i. Reviewed – requested updated again – too high
 - B. Drainage pipe replacement @235VS
 - C. Halloween Notice – approved to be sent out – event on Sunday October 9 from 4-6pm
 - D. Enclave
 - E. HVAC had an issue – has been unclogged, and new filters were ordered – will be changed monthly
 - F. Hot Water Heater replacement approved for a 40-gallon tank with Total Solutions Co. LLC
5. Quotes in Progress
 - A. Street sign refurbishing/replacement – processing – requested updated
 - B. Fridge – approved – no ice maker/water dispenser, keep price under \$1,000
 - C. Gravel the High Grove Walking Trail – quoting in the Fall 2022
 - D. Benches/Gazebo repair? Re-stain? Quoting in Fall 2022
 - E. Re-landscape Cedar Grove bed, entrance lighting, add crepe myrtles quoting in Fall 2022
 - F. High Grove lighting (summer 2022) – on hold – pending more discretionary funds

G. Resurface the tennis courts (1/2 tennis, bball, shuffle board, etc?) quoting in Fall 2022

H. Christmas Lights from HLL

6. Next Meeting

A. September 19, 2022, from 5-7

7. Meeting Adjournment

A. 7:28M