

STERLING GATE BOD MEETING

Date | Time 10/17/2022 5:00 PM | Location: Clubhouse

I. CALL TO ORDER

- a. 5:04 PM meeting called to order
- b. Howard Jones, Sally Hart, Joshua Browning, and Scott Machovec
- c. Selective Management – Casie Jarman
- d. Prior minutes approved September 20th via email

II. FINANCIALS/CCR

- a. YTD as of 9/30/2022:
 - i. SG Operating: \$164,950.88 (\$168,132.65)
 - ii. SG Reserves: \$5,018.26
 - iii. SGSTC Operating: \$3,896.15 (\$6,540.60)
 - iv. Total Assets \$173,779.85 (\$179,690.60)
- b. Delinquencies
 - i. \$53,787.08 (\$57,412.08) due to HOA as of September 30, 2022. This represents 119 homes (13 less than last meeting).
 - ii. Current Year \$27,462.09 (\$31,132.09)
 - iii. Prior Years and other fees \$26,324.99 (\$26,279.99)
- c. CCR
 - i. September – 29 violations. Mostly trash can storage and mowing

III. HOA OLD BUSINESS

- a. Common Area Rules/Signage
 - i. Emailed prior to meeting for review, approved via email as written
 - ii. Motioned to approve to sign into resolution by Josh
 1. Seconded by Sally
 2. Approved by all
 3. Signed into resolution by Howard during meeting
- b. Additional Landscape Updates
 - i. Retention pond debris was cleaned out by Total Solutions. It cost us \$1,200.

IV. HOA NEW BUSINESS

- a. Street signs should arrive by the 20th, Landon is starting this week
- b. Drainage pipe replacement at 235 Victoria Station should begin in a few weeks per update from HLL
- c. Enclave maintenance
 - i. The City of Alabaster did an inspection of the Enclave detention pond and drainage in June/July 2022. They found issues and contacted Drummond (the Enclave developer) at that time and after two months reinspected.
 - ii. As of two weeks ago, the city has reached to the HOA to make the necessary updates needed.
 - iii. There are 4 main issues:
 1. Drainage outlet is full of logs and boards
 2. Two lots (14 and 15) have erosion issues on the slope

3. Too steep of slopes are eroded around two ditch outlets
 - iv. We are emailing the city back with the following information as the current plan/solutions.
 1. Regarding the drainage outlet full of logs/boards we have hired HLL to clean the outlet, and it should be completed before the end of the month.
 2. Regarding the erosion on the slope of lots 14 and 15, we are speaking with Drummond to correct as this issue is on the lots themselves.
 3. Regarding the erosion around the two ditch outlets, we are gathering estimates and will move from there as to further action to take.
 - d. Alabaster City Police requested us to allow them to install flock cameras at all 3 entrances.
 - i. Cost to the HOA would be \$229/camera/month – totaling \$8,200/year.
 - ii. Unanimous vote of no
 - e. Thanksgiving Canned Food Drive
 - i. Starts October 20th and runs through November 20th
 - ii. Josh motioned for the charity to be Manna Ministries as it is local in the city
 1. Scott seconded
 2. Approved by all
 - f. Christmas Party
 - i. Taking place at the Clubhouse on Tuesday, December 13th from 6-8pm
 - ii. Pictures with Santa will be part of the set up

v. NEXT MEETING

- a. Planned for November 21st at 5pm
- b. If too many board members will be away for the holiday, it will be pushed forward to November 14th at 5pm

vi. ADJOURN

- a. Meeting adjourned at 6:03pm