

Board Minutes for June 5, 2023, Meeting

The meeting was called to order at 4:59. Present were Board members Howard Jones, Ben Noe, Sally Hart, Scott Machovec, Steven Lund; Community manager Casie Jarman; PCC members (stayed through business item #1) Nathan Smith and Adrienne Torrealba.

1. Discussion was held on the role of the PCC committee. We also reviewed the performance of the vendor in charge of the pool, the repair of ladders, and the addition of a chlorinator for kids' pool. The new card reader installation will be 6.6.2023, and pool members will be notified once it is operational. We also discussed the need for more picnic tables and smaller trash containers at pool. The PCC suggested removing the glass tables and heavy metal chairs currently in the pool area.

2. Election of officers for 23-24. Ben Noe was welcomed as our new board member. Members were asked if they had preferences for office. After feedback, the following slate of officers was presented.

President: Sally Hart
Vice President: Scott Machovec
Secretary: Howard Jones
Treasurer: Steven Lund
Member-at-Large Ben Noe

Sally moved to approve the officers. Steven seconded. The motion passed unanimously.

3. Casie reported on Financials / CCR

a. YTD as of 4/30/2023:	SG Operating: \$66,883.20	SG Reserves: \$5,035.34
	SGSTC Operating: \$5460.71	Total Assets: \$77,379.25
b. YTD as of 6/5/2023:	SG Operating: \$82,047.15	SG Reserves: \$5,035.34
	SGSTC Operating: \$7,900.71	Total Assets: \$92,983.20

c. Delinquencies

- 1) \$46,260.30 due to HOA as of 4/30/2023
\$20,115.31 Current Year
\$22,512.50 Prior Years
\$3,632.49 Compliance fines, legal and other fees
- 2) \$49,135.93 due to HOA as of 6/5/2023 (increase due to funds to HOA swimming)
\$18,018.94 Current Year
\$22,294.50 Prior Years
\$5,335 STC
\$3,487.49 Compliance fines, legal and other fees

d. CCR

- 1) May – 37 violations: storage, disabled vehicles, weeds, mowing, landscape beds

e. SMS is waiting to change over to Truist Bank until all HOAs have approved it

4. Enclave area

- a. Clear trash grate at the retention pond. Motion to accept bid of \$300 from HLL was approved.
- b. Kevin will send a bid on repairing the erosion at the retention pond that the City noted needed remediation.
- c. Motion was made to accept the bid of \$450 per month for maintenance for the Enclave common area. This would include mowing, weed eating, edging, and blowing the area every two weeks April through October and once per month November through March. Motion was approved.
- d. Trees around the retention pond are in bad shape. Kevin bid on removing some and trimming others. Motion was made to approve tree work. Motion failed.
- e. Maintenance of woody brush over ¾" caliper between lower bench and waterline was bid at \$500 for this year. Motion was made to accept this bid. Motion passed. A bid to cut down and remove the clump of more mature trees just west of the trash grate was rejected for now.

5. Sterling Gate entrance area
 - a. Bid was given to trim the hedges on both sides of the road, but the red tip bushes are starting to block streetlights because they are too high. Clarify the need and get rebid.
 - b. The grass condition at Sterling Gate Drive and Sterling Park Drive corner is thin. Motion was made to apply a bag of pea gravel to improve its appearance. Motion passed.
 - c. A seat is needed for the concrete table and chairs. Motion made to approve getting the seat with a cap of \$200. Motion was approved.

6. Cedar Grove and High Grove areas
 - a. Remove vines growing into/over bushes on CG entrance. HLL employees will do this.
 - b. Juniper ground cover at HG -how improve? Kevin said those on north side are in decent enough shape, so will pull the weeds and trim dead Juniper branches. The ones on south side are in poor shape and the area is shaded. He is going to get suggestions from the nursery on what might work.
 - c. HG entrance ant beds - When worker returns from vacation, he will spray for ants.
 - d. Poor grass growth at HG entrance – is there a low light grass that could grow better here? Kevin said there is too much shade, even for zoysia. He thinks pine straw/mulch is the best option.
 - e. HLL will add empty pet bins to regular maintenance. A bin is missing where trail crosses VS.

7. HOA property at Churchhill cul-de-sac. Get cost for pine trees to transition it to a natural state. Maintain cutting area until quotes are received.

8. Access cards for new pool members will soon be depleted. Should STC purchase or SMS? When more cards are needed, the Board approved SMS to purchase and charge the pool member a fee.

9. Website updates will be done soon, hopefully this week.

10. Discussions on amending our Declaration to require 1) a vote at the annual meeting to approve budget increases when more than 10%, and 2) a cap on HOA rental properties. Casie will share information from two other HOAs that have added rental restrictions to their legal documents.

11. Posting Signs
 - a. Get suggestions for wording on posted signs at walking trails for allowable usage.
 - b. Consider wording on signs at entrances stating this is an HOA community with contact info.

12. Community Yard Sale

Discussion on different dates for community yard sale event. Approved Saturday, June 24. If it is successful, we can plan another this fall. Only cost would be a banner to advertise it and the \$20 yard sale fee to the City. Approved.

13. Announcements

Next meeting will be 5:00 pm at the clubhouse on Monday, August 21.

Sally adjourned the meeting at 6:46 pm.