

Sterling Gate Homeowners Association, Inc.
Monthly Board of Directors Meeting
May 9, 2022, at 5PM

Board members in attendance for meeting in the Clubhouse: Sally Hart, Steven Lund, Howard Jones, Scott Machovec, Joshua Browning, Nathan from the Swim and Tennis Club and Casie from SMS

1. Call to Order
 - A. 5:09PM
2. Attendance
3. Review Minutes
 - A. Pending for once they are received from Casie
4. Reports
 - A. Swim and Tennis Club Update
 - i. Only 28 people signed up so far
 - B. Financials
 - i.
5. Unfinished Business
 - A. Develop Rules for Common Areas
 - B. Covenant Enforcement Update:
 - i. 400 Cedar Grove Lane
 - ii. 235 Victoria Station
 - iii. Review other major issues/actions - so we are informed and prepared before homeowner meeting
 - C. Additional Landscape Maintenance Work Scope:
 - i. Cleanup of area south of 235 Victoria Station:
 1. Remove burn pit items, broken glass, metal, dispose
 2. Fill in burn pit
 3. Remove small beds/rocks/privet tree at south-east corner of open area (Retain beds at north-east of open area)
 4. Remove man-made items in open area and wooded area at south edge of area
 5. Remove man-made items in open area to west of open area (rear of lot)
 6. Option to remove large tree stump
 - ii. Start maintaining area to south of 235 Victoria Station
 1. Mow like adjacent areas
 - iii. Additional maintenance at High Grove entrance area to improve appearance
 - iv. 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
 - v. 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.
6. New Business
 - A. Finalize plans for annual meeting on May 19
7. ANNOUNCEMENTS

8. TO DO LIST:
 - A. For Casie:
9. NEXT MEETING:
 - A. Next meeting will be the 3rd Monday of June.
 - i. June 20, 2022, from 5-7
10. MEETING ADJOURNMENT: 7:29PM meeting adjourned