

Sterling Gate Homeowners Association, Inc.
Monthly Board of Directors Meeting
September 19, 2022, at 5PM

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

1. Call to Order
 - A. 5:02PM call to order
2. Financials / CCR
 - A. YTD as of 8/31/2022: SG Operating: \$168,132.65 (\$163,314.17) SG Reserves \$5,017.17 SG Operating: \$6,540.78 (\$7,633.86)
 - i. Total Assets: \$179,690.60 (\$175,964.47)
 - B. Delinquencies
 - i. \$57,412.08 (\$66,282.08) due to HOA as of September 15, 2022. This represents 132 homes. (27 less than August)
 1. Current Year: \$31,132.09 (\$39,982.09)
 2. \$26,279.99 (\$39,967.09) prior years and other fees
 - C. CCR
 - i. September -29 violations: mostly trash can storage and mowing
3. HOA Old Business
 - A. Access system – installation has been completed, but we need the CP# to configure then it will be operational
 - B. Common Area Rules/Signage
 - i. Approved with an edit to include no fireworks in the field
 - C. Swim and Tennis Club Membership Updates
 - i. Pool Tiles Loose/sharp edges all repaired
 - ii. 2023 permit applications have been submitted
 - iii. Going to get quotes for a new pool company for next season – will also get a quote from current company but make it clear we would need a different tech
 - D. Landscape – Additional – Status Update
 - i. Retention pond debris – Total Solutions quoted \$1200 – but it looked like it may have already been cleared, will check prior to going out to do any work
4. HOA New Business
 - A. Street sign refurbishing quotes
 - i. Waiting on response – we told them \$8,800 since we purchased new signage – still pending response from company
 - B. Drainage pipe replacement @235VS – HLL will begin work in the next few weeks
 - C. Halloween Notice was revised– approved to be sent out this week with the additional of some financial information from Steven– event on Sunday October 9th from 4-6pm
 - D. Hot Water Heater and refrigerator have both been replaced
 - E. Thanksgiving Canned Food Drive – approved - will run 10/20 thru 11/20, still choosing charity
 - F. Approved additional electronic lock for clubhouse (around \$300)
5. Quotes in Progress

- A. Street sign refurbishing/replacement – processing – requested updated 9/2022
 - B. Gravel the High Grove Walking Trail – quoting in the Fall 2022
 - C. Benches/Gazebo repair? Re-stain? Quoting in Fall 2022
 - D. Re-landscape Cedar Grove bed, entrance lighting, add crepe myrtles quoting in Fall 2022
 - E. High Grove lighting (summer 2022) – on hold – pending more discretionary funds
 - F. Resurface the tennis courts (1/2 tennis, bball, shuffle board, etc?) quoting in Fall 2022
 - G. Christmas Lights from HLL
6. Next Meeting
- A. October 17, 2022, from 5-7
7. Meeting Adjournment
- A. 5:57PM