

HOA Meeting Minutes 3/17/2021

Board Members In attendance: Adam Gartenberg, Jennifer Pearce, Jenipher Riddle-Wilson, Erica Penny, Mike Clement, Scott Brammer

Homeowners Forum – Bring up anything you would like to discuss as needed.

- **First Order of Business – Approve January 2021 Minutes**
 - Approved and Second – No objections – Approved.
- **Committee Reports**
- **Architectural Reports**
 - Fence Denial
 - Tree Removal
 - Adam noted that we want to give folks a few more weeks and then see if there are still homes that will need letters about their lawns. Some lawns are not meeting the cared for / mostly green rule. A lot of homes need trees trimmed as well per Mike. Also, some junk in yards.
 - Mike to make a list to review with Adam.
- **Social**
 - Looking for food truck suggestion on Facebook to get this started again.
- **Facilities**
 - Beth was looking at Wheeling extension cleanup and she indicated this was done. Spring flowers should be soon.
 - Check on spring on tennis courts door to make sure working properly. Adam to check.
 - We now have an enclosure for the trash bins at the clubhouse.
 - Erica to ask Beth what is the best vines/plants for natural cover to help look better?
 - What is best way to put trash bins back in? We need to put down pavers underneath and along side the door-side of the clubhouse so we have a paved path all the way back so that it's level and does not get muddy. Get garbage in and out easier.
Put wheels up against the club house would give enough room to swivel each cart around. Flat surface will help. Have Joe come in and look at putting in this.
- **Unfinished Business**
 - Drainage at Basketball Courts
 - Additional Quotes and Matoka met on site with contractors.
 - New bid plan of action was putting in topsoil, matting, grass down the hill and install rip/raff at slope behind the pool. Pipes around the playground area to run-off. Between playground and tennis court do

pipe and drain boxes to run-off. Adam – get the contractor to provide images of how it looks. Also, where the pipes would actually be run and which ditch specifically. Drain boxes are between tennis court and little area near basketball goal. Show this on the map if they can.

- GCS Bid is expiring due to busy season beginning. Jenn will pass on to Randy we are close to deciding.

- Updated HOA Guidelines and Common Amenities for Instruction Verbiage
 - Emailed, sent out and on Facebook.
 - Matoka to make sure Charleston Management website updated.
- HOA Directory is off to printer and completed.

- **New Business**

- Annual Meeting May 18, 2021 (online)
 - Mail applications out April 19 (30 days prior) and give heads up.
 - Up for election Jenn, Jennifer, Adam, and McKenzie
 - Let Adam know if not wanting to continue position so he can advertise open positions.
 - Review Pool Opening
 - Most other communities are doing same as last year. There are new guidelines. Do have to wear a mask on deck now. May be changes as we come closer to opening date. The most recent guidelines were out in January. Interested in pool furniture options / changes.
 - Official date is week before Memorial Day usually. Around May 22.
 - Need a good walk thru with maintenance to see if any issues with pumps, electrical, etc. before opening as to not delay usage.
- Lawn Signs, Political Signs
 - We have been sending out letters as needed when leaving political up after elections.
 - Some homeowners leaving up contractor signs over a couple of weeks.
 - Do we need a time limit on signs? Reasonableness but limited to extensive time frames.

- **Financial Report**

- Per Scott all looks in order

- **Any other comments from Homeowners?**

- None