



12 DEC 2022
7:30pm
Zoom Meeting

Meeting Type: Regular

Meeting called to order: at 7:37 by Sean Ince

Note Taker: Christy Goins

Attendees : Sean Ince(President), Christy Goins(Secretary), Mike Hanna (Board 4), Brandon Crenshaw(Board 5), Stephanie Miller (Treasurer)

Observer: Jennifer Pedigo

October 10th 2022 Meeting Minutes Approved

Item 1 ARB: ARB updated board with the following: Homeowner changing color of front door approved, fence on Sunset Dr. approved, one outbuilding and one home build being processed. No previous building plans, permits, or records of approvals/disapprovals passed to current ARB from previous members. The board requested Misty Harbor property to be returned. Board will send another email requesting approved plans.

Item 2 Treasurer: *-Treasurer used the new software program to mail Meeting Announcement and preliminary budget for 2023 with success. There were a few items that need to be addressed, but overall, the PayHoa system looks promising as suitable alternative to using a costly property management company. Current invoices and up-to-date email addresses need to be uploaded to individual property owner accounts then the program will be ready to go active.*

-discussed the PayHoa program's ability to keep files specifically for board date reminders, organizational processes, and records of contracts and company quotes.

-Mrs. Miller stated that she invoiced \$184,000 just in delinquent dues. Liens and foreclosures on properties in default must become a priority. As the board learns this process, files and steps to proceed with liens will be filed for future board reference.

Item 3 Comcast: Mr. Crenshaw has been working with Comcast to get high speed internet service at the gates and emergency phone for the pool using Comcast. He received email today saying that the project has been permitted and that work should begin around the beginning of January. He recommended that the board moves forward with ordering the gate upgrade equipment because of the time it will take to upload all property owner info into the new gate system. Once the internet install is complete, it is hoped that the gate upgrade will also be ready to be activated. Mr. Crenshaw speak with Comcast to provide automatic emergency phone at the pool (required by county health department). Currently this service is supplied by TDS.

Item 4 Gates: Back gate was repaired with a new control board and wiring harness.

-RFID tags for new system should be able to be purchased in bulk from a company other than Edwards Ornamental. As soon as the board knows exactly what RFID headlight tags are needed, then research can begin for the best pricing. Mr. Ince will send gate maintenance contract to Mrs. Goins and Mr. Hanna for the Board's records.

Item 5 Pool and Pool Building: Mr. Hanna updated the board that prep-work for the painting began today. Pool deck resurfacing, the pool deck has several areas of flaking up deck material. The contractor explained to Mr. Hanna that is was caused by insufficient prepping by the previous company that resurfaced the decking last. Mr. Hanna also spoke with the contractor about areas of surface damage inside the pool. The contractor recommended against patching areas and the best solution would be to replaster the entire pool for longevity. The total cost of the cool deck (exterior) is \$10,000 and interior pool resurfacing is approx. \$17,000. More quotes should be obtained.

Item 6 Pool Building Electrical Work: Mr. Crenshaw provided update. Miller Electrical has begun the electrical work. New meter can has been installed outside of the building with the proper kill-power switch. Work will continue this week after the company gets the needed piping for running wiring. Mr. Crenshaw will have Miller send COI to Mr. Hanna for record keeping.

Item 7 Roads: Misty Harbor still has a balance of \$45,000 to the paving company, however work has not been completed to satisfaction. The contract signed by a previous board member was too vague to cover many of the verbal promises of workmanship. The board is still trying to resolve road defects with the paving company, but recognizes that the board may not be able to convince the company to repair all the areas that really should be repaired or redone.

Meeting Adjourned: 8:45pm