

HEDGEROW HOMEOWNER'S ASSOCIATION

Board Meeting Minutes

Date: June 5, 2019

a. CALL TO ORDER 7:30 PM – Meeting called to order by: President Hayley Bradt

Title	Name	Present
President	Hayley Bradt	✓
Vice President	Jay DeSilva	✓
Treasurer	Melissa Wiggins	✓
Secretary	Laurie Dickson	✓
Architectural Control	Adam Sweitzer	✓
House & Grounds	Justin Augustine	
Pool	Cara Barron	✓

b. Treasurer:

1. Financials- Operating budget- \$261,325 Reserves- \$55,859 = \$319,677 total. We will be transferring 10% into reserves monthly. Board approves moving mandated 10% of operating funds to reserves for 2018 and 2019.
2. Board has requested that CMA send HHOA payment notices in January of each year.

c. Architectural Control Items:

1. 32 ACC violation letters have been sent out to homeowners.
2. The online survey is showing that the majority of residents do not use the H3 tennis courts much, and would be interested in a greenspace/playground area in the future.

d. House and Grounds Items:

1. Board approves playground mulch for both playgrounds with a projected install date of May 14.
2. Board approves to follow-up on the issue of the H3 detention pond hold water. We will be meeting an engineer to determine if any environmental impact was due to this.
3. A police report and insurance information was recently obtained to move forward with the damaged bushes on Shallowford for replacement/payment.

e. Pool:

1. The ramp/stairs to the outside women's bath door is being re-built. The board is also installing new fire extinguisher, smoke detectors, and having both pumphouse completely clean out. All of these items were listed as necessary for insurance compliance.
2. The phones are still not working at the pools, but the board approved switching service back to AT&T in hopes of better service to fix the issues.
3. Nautix will check all the umbrellas to see how many are broken, and if any need to be ordered for the season.

f. Communications:

1. Graduation signs are going up at all the entrances this week.
2. Hedgerow magnets with local numbers and information will be distributed to each home in the next 2 weeks.

g. Capital Improvement:

1. ABC has declined the pavilion construction due to the timeline being pushed to September. The board will be seeking new bids for construction.
2. A few more adjustments are being made to the architect's plan.

h. Tennis:

1. Board approves pressure washing the H1 courts by a professional that specialized in court washing to prevent damage.
2. An electrician was hired to fix an electrical issue with the court gate.

i. Other Business:

1. BBQ competition has been tentatively scheduled for September 8.

j. Next Meeting: June 5, 7:30 El Jinete

k. Meeting adjourned, 9:10 PM