

Clayton Pond HOA Meeting

January 26, 2023

Charlotte Goddard's Home

Call to Order: 6:03 pm

Attendance: Nathan McBroom, Charlotte Goddard, Mary Merit, Karen Lacey, Darlene Rose, Stephanie Qualls

Guests: Lana Ellis, Mary Piotrowicz, and Stan Holden

Quorum: Yes

Approval of Minutes: Karen Lacey moved to approve minutes, Darlene Rose – 2nd; all approved.

Approval of Agenda: Mary Merit motioned to approve the agenda, Darlene Rose – 2nd; all approved.

Reports of Officers

1. **Financial Update** by Charlotte Goddard. Charlotte spoke over Column D on the budget handout in detail. Total Revenue – Beginning Balance of \$71,624.00; Expenditures of \$60,240.00; leaving a balance to start with of \$11,384.00.

We have placed one lien on a home for not paying their dues. We have had no response.

Suggestion of increasing dues to \$550.00

Utilities were up

AT&T was up

Nathan asked – do we have a rollover account to transfer excess to savings for future large projects, i.e. pond erosion. Answer – we really do not, at this time, because we do not have that much extra.

Mary Piotrowicz asked – do we have any kind of fundraisers we do for the neighborhood such as an open house for a Christmas tour of homes? She is interested in heading this up and seeing what she can get going. Mary Meritt motioned to have Mary Piotrowicz head this committee up and present what she finds at a future meeting, Darlene – 2nd; all approved.

Darlene asked if we see anything creeping up on the budget that isn't anticipated. Charlotte answered, not historically.

2. **Vice President Notes** (Mary Merit)
 - a. **Pool contractor discussion:** Mary contracted the dept of health to see how much monitoring the pool needs and if the people monitoring need certain credentials. They do need the appropriated credentials to monitor the pool. We have not had much of an expense this winter for pool upkeep. When we get ready to open, we will need volunteers to do things or hire it done. Mary listed the things we need to have done for opening. We possibly need to add cleaning bathrooms to the list. It was noted we do not hire people from the neighborhood for these projects to stay arm's length.
 - b. **Pool Cover:** this has been figured into the budget

- c. **Pool Lighting:** this has not been figured into the budget
- d. **Contracts:** Mowing contract presented by Pioneer Lawn will save us quite a bit of money with reducing treatments we do. We do have other bidders for the mowing. Gabino gave us a bid but it was very high.
Mary moved to accept the bid for mowing from Pioneer Lawn, Charlotte – 2nd; all approved.

Sprinklers are fixed to a certain point, but we still have some more repairs to do. We want to cap off the sprinklers that run into the street and get ran over a lot.
We would like to cut down on the flower expense this year.

Mary Merit moved to accept the bid from Pioneer Lawn for this season, Charlotte Goddard - 2nd; all approved.

Unfinished Business

1. March is a good month to do the annual neighborhood meeting. We will tentatively schedule it for March 4th. Mary will check on the church to see if it is available.

2. To increase HOA dues, it is required that we announce the recommendation of a \$25 increase to make the annual dues \$550. We will announce that we will have an open meeting for the neighbors to come and discuss this before we can make the increase official.

New Business

- 1. **Nomination Committee.** We need to have 2 or 3 people on this committee with at least one being a board member. They will reach out to other board members to see who would like to continue on the board for next year, find new possible nominations and then bring these names to the annual meeting for the open vote. Nominations can be made from the floor at the annual meeting also. Mary moved for Darlene to be the chair of the nomination committee, Charlotte - 2nd, all approved. The elected board assigns the board positions.

Agenda topics added - Charlotte made a motion to discuss the following added topics, Mary - 2nd; all approved.

209 Ainsley Home - Charlotte expressed concern on the condition of the house and the property. The owner lives in Hennessy and her son lives in the home. He possibly rents out rooms to others. A letter has been sent to the homeowner as to the condition of the home but there is not much we can do except try to encourage them to keep the property up and send another letter.

Fountain - question asked: any feedback from neighbors noticing the fountain in the large pond is not working? Not that we know of. Charlotte will check with our fountain repair company and try to get it working again.

Webpage Master - Julie did respond to Nathan about the webpage master position once but she has not reached out again. Renee Painter has agreed to continue to help with updates but if there is a message we want added, she would like the actual verbiage written out for her to copy and paste to put on the website.

February meeting - we will need to discuss all details of the annual meeting. Mary will do the slideshow. Please send any photos from this past year to her if you would like it to be included in the slideshow.

Next Meeting: February 16th, 6:00 at Charlotte Goddard's home

Adjournment: Charlotte motioned to adjourn, Karen - 2nd; all approved

7:10 pm