

CPHOA Board Meeting
September 8,2020

* Meeting called to order at 7:03 pm

* Special guests: Larry and Carina Williams and Tracy Markum; Board members present are Monty McKinzy, Charlotte Goddard, Denise Peabody, Renee Painter, Mary Meritt.

* Minutes were read by Denise Peabody, Secretary, and a motion was made to approve the minutes by Paula Sander and seconded by Charlotte Goddard, unanimous approval to approve by the board.

*Financials: There will be a balance moving into 2021, of \$13,858 which is necessary to cover the bills from January to the end of April 2021 when dues for 2021 will be due. Motion was made to accept the financial statement by Paula Sander and seconded by Renee Painter; unanimous approval by the board.

* Playground Discussion: Larry Williams reported that their family, along with several other families, are interested in having a playground in the neighborhood. Tracy Markum states that he has developed three neighborhoods and they all had playgrounds. He would be willing to do some research on types of playgrounds, etc. for Clayton Pond. Mary had a form with questions to be addressed when considering a playground for the neighborhood. it was discussed that the playground could be part of a masterplan that would be included for future improvements to Clayton Pond.. It was also suggested that the playground could be included along with the special assessment of the pool.

* Pool Bids: Mary Meritt: has two bids for the pool remodel and is going to get one more. Monty McKinzy made a motion that the details, bids, for the pool remodel and presentation be presented at the next meeting in October. This was seconded by Renee Painter and unanimous approval by the board.

* Pond Committee: Tracy Markum stated we can not make any changes to the ponds because they are necessary to drain properly and the ponds drain into Lake Arcadia. You can not fill in the 1st pond because it is necessary for drainage.

Josh from Solitude Lake Management, out of Texas. met with several board members on Saturday, September 5th. The goal was: what can we do to keep the maintenance of the ponds for the longterm and possibly not spend so much on chemicals. Josh suggested native plantings along the shoreline that would filter some of the phosphate, use of grass carp; the grass carp will only eat grass and not algae unless there is nothing else to eat. He also suggested that testing and data were important to determine a plan so that you can manage the ponds with less chemicals. Josh will email Renee with ideas and a plan for our ponds. It was suggested by

* Larry suggested that we use the facebook page and next-door when Monty is going to treat the ponds again.

* Mary Meritt: Revising the covenants: Mary suggests that there needs be 4 or 5 people that would be willing to research on redoing the covenants, and what people would like to add/delete from the covenant. Denise Peabody made a motion and Paula Sander seconded and unanimous approval by the board to accept that Mary Merrit will chair the committee and pick 4 or 5 people from the neighborhood that will come together and look at the covenants and what needs to be changed.

* North Pond Issues; Monty states the homeowner on the east side of the north pond has a lot of issues with the algae. The homeowner is pleased with the efforts to address the issues with the north pond. Monty said that the brush contains poison ivy. This can be sprayed and treated, each with two applications at a cost of \$350. Paula Sander made a motion and Renee Painter seconded; unanimous approval to accept the total bid of 5700. Brian McKinzy will do this application.

* Open Forum: Paula Sander brought up an issue with pond erosion by the homeowner(Strompruds) on the west side of pond # 2. They would like a board member to stop by and take a look at the erosion and have a suggested plan.

* Charlotte Goddard did an audit of the electrical expenses for the neighborhood and ponds. Zone F has the highest electrical usage probably from the pond. It was suggested that the ponds be turned off between 11:00 pm to 6:00am. A motion was made by Denise Peabody to set a timer on the fountains to be off between 11:00pm to 6:00 am. A second was made by Charlotte Goddard and unanimous vote to approve.

* Committees:

Pool Committee is Mike Ellis, Jana Dubord

Welcome committee: Lana Ellis, Denise Peabody, Paula Sander

Landscape committee: Denise Peabody, Karen Lacy, Gail Yanko

Pond Committee: Monty McKinzy, Tracy Markum, Renee Painter, Paula Sander

* A motion was made to adjourn to adjourn by Denise Peabody and seconded by Monty McKinzy, unanimous approval.

Next meeting Tuesday October 13th alt 7:00 pm at either Charlotte Goddard's or Renee Painter

Respectfully Submitted,

Denise Peabody, Secretary Clayton Pond HOA