

Clayton Pond HOA Meeting

March 29th at 6pm- Charlotte Goddard home

The meeting was called to order at 6pm by President Paul Qualls and he welcomed all in attendance. The board members were introduced as VP Karen Lacey, Secretary Darlene Rose, Treasurer Charlotte Goddard and Board members Ben McCarley, Melissa Grimes and Terry Cuthbertson. Additional members were Mike and Lana Ellis, Denise and Jim Svetgoff, Mary Piotrowiczs, and Monty McKinzy. A quorum was established. The meeting agenda was reviewed and additional items to be addressed were: 209 Ainsley Court and the Dogs on Sheffield, as well as the HOA fees increase for next year. In the future, Paul stated he would like time to investigate additional items to be added to the agenda.

Darlene emailed the secretary's minutes from the Annual Meeting prior to the meeting for review. No changes noted and they were approved by Charlotte Goddard and seconded by Karen Lacy.

Charlotte provided a treasurers' update. Dues are currently \$550 for the 2023 year. As of the meeting date, 30% of the homeowners have paid this year. The deadline is April 30. There is approx. \$1600 in the HOA savings account and \$1900 in the bank account. Paul discussed increasing the HOA fee for next year to cover HOA costs. HOA guidelines allow the board to increase the fees 12% by board vote and he would like to have further discussion at a future meeting. Last year of 2022, the HOA had a special assessment of \$600 per home for pool renovations. One home did not pay the special assessment or the annual HOA fee for 2022. A lien has been placed against the home after many attempts to collect. Charlotte stated Clayton Pond currently has 9 Rentals out of 110 homes.

Old Business:

POOL UPDATE Charlotte provided an update that it is very difficult to find people to do the pool contract for the summer. So far, only one person (Regan) is interested for the summer of 2023- cost is \$5300. Charlotte proposed that Regan be contracted again for this summer but to also have more HOA oversight on his duties. HOA members have been assisting with pool details such as cleaning the skimmers, checking pool chemicals and monitoring the pool pump. The following members will be checking the pool over the next few weeks: Nathan McBroom, Ben McCarley, Denise Svetgoff, Mary Meritt, Darlene Rose, Paul Qualls, and Karen Lacy -dates were assigned. Pool is scheduled to open on Memorial Day weekend. Another item of discussion was the purchase of a pool cover for the end of the year. Mary Meritt has procured a pool cover at the cost of \$5000 for cover and installation by a company in Guthrie. This would eliminate the need for weekly pool monitoring. Charlotte motioned for purchase and Karen seconded.

New Business:

Upcoming HOA community dates were discussed. The annual Easter Egg hunt on April 8th at 10am on pond 4. Paul stated more eggs filled with candy are needed. An email will be sent out to HOA members and the Easter Egg hunt sign will be posted prior to the date.

Annual Clean-up day is scheduled for May 20 at 900am. Last year approx. 25-30 people helped. There was some discussion of changing the date due to school being out on that Friday and perhaps families would be gone. However, the Board has decided to keep the date of May 20. Teams were formed. Charlotte will order the dumpster, Paul will take care of the cookout, Monty and Terry agreed to lead a

group to clean up second street, Denise and Darlene will look at the entrances. Team leaders will need to look at what needs to be done prior to work day. Lana stated she has a list of people interested in helping and can contact them with HOA needs. Melissa would like to look at a program called Sign UP Genius and have people sign up for HOA needs on work day etc. She also discussed a need to increase signage within the organization.

Front entrance sprinklers are still broken and Charlotte stated she is waiting on a quote from Pioneer and Quentin for repairs. Denise stated the water does not reach the flower beds and should be adjusted. Monty has planted grass near the pool entrance and stated the water needs to be turned on. Will follow up with Mary Meritt.

Pond fountains: Pond 4 fountain is not running. Charlotte will contact the repair person at TurnPro Aquatics.

209 Ainsley Court house has several (5) cars parked in the front of the house and on the lawn and the yard is not being cared for. Several complaints from Clayton Pond owners have been received. Charlotte has sent a letter to the homeowner about the home. Paul stated he went to the home and spoke with a person (might be renting out rooms.) Paul also contacted Enforcement/Compliance and opened a case for them to follow up.

Dogs on Sheffield running loose discussed. Paul stated he went and spoke with the owners about the problem and suggested the owners put up chicken wire across the bottom of the fence to prevent the dogs from getting loose. He stated the owner was receptive.

Yard of the Month was presented by Mary Piotrowics. She would like to see some friendly competition for homes to take care of their yards and have a Yard of the Month sign that could be posted in the front yard. Board discussed the idea and provided her with the go ahead to proceed. Another idea that Mary would like to do a HOA Garden Tour to raise money for the HOA. She has done this in her prior neighborhood and had success in fundraising.

Committee Leaders:

Clean Up Day- Paul, Monty, Terry

Architectural Design: Monty, Karen, and Melissa

Pond Oversight- Monty

Covenant Review-Paul

Turtle Trap- Nick ?

Fishing Derby- Ray Thornton

Next Meeting is May 9th at 6pm at the home of Karen Lacy-200 Berkshire Drive. Charlotte moved to adjourn and Melissa seconded it.