HOA Meeting Notes

June 9, 2025

Meeting was called to order by Janet Pivarnick, President. Present were 5 board members which was a quorum for voting on issues.

Meeting minutes for May were read by Elva Delgado, Secretary. These were approved by the board.

Financial Report:

* Financial report was given by John Chaney. A copy of the balance sheet and income statement was provided to all attendees.
* Operating account was $16294.92, Bank of America checking was 23098.01, There are still 2 CDs totaling 25638.22
* Unpaid HOA dues pending were $61159.65 for May. Also unpaid late fees and fines were 1822.82 for May.
* Financial statements showing current balances will be posted on the website

Budget Discussion:

* Uncontested property taxes will result in an increase of $125.00
* One CD was renewed for 7 months at 4%. The other CD will mature on 06/20/25.
* Budget was revised to include pool/deck restoration, increase in lawn care cost, and change in resale fee to $375,00

Old Business:

* Three security cameras were purchased for $189.00 and with the help of Gabriel and Nick, were installed to supplement the current system.
* Two quotes for the gate were obtained one for $4000 and the other for $1900. Still awaiting third quote.

New Business:

* Four Seasons cancelled the CPO arrangement. New CPO certified pool person was hired. Her name is Mona. She is an independent CPO and will service the pool Monday, Wednesday, and Saturday. Volunteers needed to do check and log water chemical readings on the rest of the week.
* Boaminite added diamond squares to steps in baby pool. Underwater grip tape will also be added for the inspection.
* Pool has not been open because both pools need operational parts. We have ordered operational parts and safety systems for both pools. As soon as the pools pass inspection, everyone will be informed by email and through the website. Pool fobs will be reactivated once the pool is open.
* There have been three homes sold in the past 60 days.

Open Forum:

A suggestion was made to have a pool party as a community event once the pool is open.

As there were no other issues to be discussed, the meeting was adjourned.