

## **South Fork Homeowners Association**

southforksgf.com

March 9, 2023

The Library Center

### **Board Meeting Minutes**

#### **Present**

Ben Boslaugh – President

Jennifer Ulven – Vice President

Jeremy Welker – Secretary

Mayela Hilton – Treasurer

Bryon Oster – Director

Eric Warakowski – Director (via telephone)

Matt Pace – Director

#### **Absent**

None

**Homeowners:** None

The board meeting was called to order by B. Boslaugh at 7:07 p.m.

Motion by E. Warakowski, 2<sup>nd</sup> by B. Oster to approve minutes from February. Motion passed. Minutes are recorded by J. Welker.

#### **Treasurer's Report**

1. Financial report from February presented by M. Hilton. Motion by J. Ulven, 2<sup>nd</sup> by M. Pace to approve treasurer's report. Motion passed.
2. Only 1 homeowner still has yet to pay 1<sup>st</sup> half 2023 dues. J. Welker has already requested trash service to be suspended.

#### **New Business**

1. B. Boslaugh reports he plans to visit Doug's Pool tomorrow to inform them of the communication procedures with the board going forward. He also will ask that they check for leaks at the pool and have the bottom of the pool painted before the pool is filled.
2. M. Hilton reports that the HOA laptop she uses will need replacement due to performance issues. J. Welker also states that the HOA laptop he uses also has performance issues. B. Boslaugh asks M. Hilton and J. Welker to look into costs of replacement laptops.

## Old Business

1. B. Boslaugh
  - a. Rubber mulch for playground – cost from Lowe’s is approximately \$1,400. The same product that E. Warakowski found online is close to \$200 less. B. Boslaugh asks that E. Warakowski just to make the online order. Decided that new line item will be created in the budget for the future for playground area expenses.
  - b. Pads for underneath the swings are approximately \$100 each for cheap ones, but about \$500 for better ones. Decision made to hold off on purchasing any for the time being.
2. E. Warakowski
  - a. AT&T upgrades at the pool – new service established including DSL internet. Password for the wi-fi is located on the router located inside the men’s restroom. B. Boslaugh states that we may need to place the router into the locked cabinet above the sink where the video camera equipment is located.
3. B. Oster
  - a. Coke machine – Coke service person was called to the pool. He said that we can move the machine anywhere we want at the pool and that they would move it for us. He fixed the plug and changed the screen on the machine. He was asked about putting a debit card reader on the machine, and while he said it was possible, it would be up to us to work out who the money goes to. Decision made to just leave that the way it is. The current machine at the pool is also the newest type of machine they have, so there is nothing better to upgrade it with.
4. M. Pace
  - a. Website updates – For ease of use, M. Pace discovered that Wix (which we currently use) and Squarespace are the best for anyone who doesn’t have a lot of experience with website design. Costs per year are very comparable. M. Pace recommends that we just keep the website with Wix. He also has put up the neighborhood survey and the mission and vision statements on the website. He hasn’t looked into payment of dues yet over the website but will look into it for the future.
5. J. Ulven and M. Hilton
  - a. Accounts moving to Mid-Missouri Bank – J. Ulven and M. Hilton are planning to go set up the new checking and savings accounts this coming Saturday. Motion by J. Ulven, 2<sup>nd</sup> by E. Warkowski for the following: (1) J. Ulven, M. Hilton, and M. Pace are to be on the accounts, but J. Ulven and M. Hilton will be on them initially when set up (with M. Pace to be added later); (2) \$1,000 from the current Bank of America operating account will be used to establish the checking account at MMB, with \$1,000 also from the BOA operating account to be used to establish the savings account at MMB; and (3) minimum of \$30,000 up to the entire balance will be moved from the BOA and Cadence Bank accounts to close them out once auto-pay, etc. issues are eliminated in the future. Motion passed.

## Pool Operations

1. Pool team interviews will need to held sometime in April. April 16 selected as a date where those can be accomplished.
2. B. Boslaugh states that with the new DSL at the pool that we probably will be able to move to internet-based Doorking system. He would like to invite someone from

Doorking to attend a future meeting where we can show them what our capabilities are and discuss options.

Motion to adjourn 8:35 p.m. by J. Welker, 2<sup>nd</sup> by J. Ulven. Motion passed.