

South Fork Homeowners Association

Southforkspringfield.com

July 12, 2012

Pizza Hut, Hwy 160 & CC, Nixa

Board Meeting Minutes

Present

Leigh Ann Owen-President

Robert Unland – Treasurer

Paul Mayer-Secretary

Tom Mast – Director

Jack Stroupe-Director

Absent

Steve Mills-Vice President

Tim Rousset-Director

The meeting was called to order at 6:30 pm. The minutes from 6/24 had been approved. Minutes are recorded by Paul Mayer.

Treasurer's Report

The July budget was reviewed. Insurance \$ amount budgeted may have been a typo. We will get bids for renewal. The trash contract will be allowed to roll. We should be within budget at the end of the year.

We have received partial dues that are due at the property at 5685 S Nettleton. Bob will contact the bank rep. to finish collecting the remainder of the dues due. We have been notified that this property will close at the end of July. After the dues are paid in full, we will remove the lien from the property

The house at 5694 S. Fort is Delinquent in dues. Bob and Leigh Ann have attempted to talk to the tenants but no one answers the door. We are not sure who owns the house. Motion by Bob Unland on the 5694 S Fort delinquent dues, 2nd by Tom Mast

Tom M. made the motion which was 2nd by Jack S to approve the Financial Report.

Pool Report

One skimmer needs to be replaced with patching of the concrete. This will be done after the pool closes. Currently a different lid has been put in place as a temporary fix.

Feel that hair in the drains may be contributing to the pump issues. Delong Plumbing are the plumbers and have a 24 hour key.

Leigh Ann contacted Greene County Health Department and discussed the possible inspection of our pool. She was told that the pools inside the city limits are the only ones that are currently being inspected. Greene County said that they will inspect the pools in the county in a year or two. Currently there would only be an inspection if there is a complaint about our pool. Leigh Ann submitted a form that Greene County Health Department uses when inspecting. There are a couple things on this report that we need to improve on.

Motion was made by Bob to get the form that Greene County uses for water test recording and that the water is to be tested and recorded daily to comply with water testing requirements by Greene County Health

Department. Motion by Bob U., 2nd Tom M.; voted unanimously. Leigh Ann will get the form that Greene County uses and has suggested we use. We will evaluate this form and either use the form or devise our own to comply.

We will do pool clean up on Sept 8, the same day as Doug's winterizing the pool. We have done this in the past and has worked out ok. The following weekend will not be good as we have a neighborhood garage sale that weekend.

Paul will check with Custom Building for Camera software.

Concern for the flooring in the restrooms was expressed.

Tom volunteered to check on operations/lifeguards at area community pools.

The electric leaf blower was replaced with a battery unit.

The soda machine was replaced. There is a gasket issue that will be followed up on.

Dewayne Clinton, owner of Access Concepts (Door King) was killed in a car accident the first of July. Access Concepts will continue to support our gate unless notified differently.

Access Concepts came to check why we have to scan our cards more than one time. The amount of time from scanning the card to open the gate was set at 2 sec. The time was increased to 5 sec. Also, Door King defaults to answering the phone on the 3rd ring. We have talked to Access Concepts concerning this. They state that we cannot change this. If someone answers the phone on the first or second ring, the phone is able to be answered.

Old Business

There is a car parked in a driveway on Nettleton. This car has flat tires and has not moved for several years. This is in violation of our bylaws and covenants. Leigh Ann and Tom will address the situation with the homeowner. Leigh Ann will check with an attorney on legalities to what measures we can take next legally.

Trailers

The bylaws state that we cannot have trailers parked in driveways for more than 72 hrs. There are 2 members who are violating this bylaw. We will write letters to those members letting them know they are in violation of the bylaws and need to be moved.

See above on pool camera.

The garage sale is September 15th. Tom will check on signage, etc.

There are several trailers which may be outside the Bylaw requirements. We will check on options to resolve.

Paul will follow-up on stumps in the common area.

New Business

A Bylaw update was discussed. Members will review the Bylaws and additional discussion will follow.

We presently do not have committees in place, except pool committee. We are going to get these committees in place. The following board members will be over these committees which will run under the supervision of the board. Then list the committee and then the board member who oversee the committee. We will follow up with what these committees' roles will be in the upcoming meetings.

Transfer of Secretary and President information is in progress.

We discussed the frequency of our business meetings. We will be going to 10 meetings/year. We will not meet in February or March due to the lack of issues and need for meetings in the winter. We discussed having one month off in the summer and one in the winter. Our summer months are too busy due to the pool being open in the summer; therefore we will meet in the summer months and take the 2 months off in the winter.

The computer is currently having challenges. There are some issues with the hard drive as well as running the Avira antivirus software. We discussed the age of the computer and that it is very outdated. Due to the condition of the current laptop, we will evaluate the computer and possibly have to purchase a new one. The current computer is over 5-6 years old.

Meeting was closed @ 8:36 pm.