

South Fork Homeowners Association

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June 8, 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

Matt Pace – Director (via Zoom)

Absent

None

Homeowners: Jim Bingham, Amey Boslaugh, Abby Brown, Cindy Dennis, Mike Hatcher, Trisha Klingenberg, Dani Lohrbach, Terry Mayer, Amanda Stoll, Angela Warakowski

The board meeting was called to order by B. Boslaugh at 7:05 p.m.

Open Pool Q&A Session

M. Pace opened the meeting with a few comments regarding the pool and why it didn't open on time:

- He contacted Phil at Doug's Pool to inquire on if the board should have done anything differently. Phil stated that the pool was on their list of pools to open in plenty of time, and the pool was uncovered sometime in late-April or early-May. At the time Doug's did not think there was an leak issue. When a leak was discovered, their leak technician happened to be on vacation and that individual couldn't look at the pool until he returned. This was the reason why there was a delay in repair of the pool and why it couldn't open on time.
- The biggest issue with the longevity of the pool going forward is the main drain.
- The pool is over 30+ years old, and that along with the severely cold weather we experienced over the winter is going to cause cracks. The cold was an issue for many pools in the area.
- He wanted to talk first to say that the board puts a lot of time into pool operations.
- He did believe that the board could in the future do a better job of information the neighborhood on why the pool was late in opening.
- There was also a gate access issue related to a new VoIP phone that was installed over the winter that was affecting key card access to the pool, but that didn't end up affecting anything due to the pool being closed because of the leak.

Discussion on communication with Doug's regarding the pool opening and the leaks. There were sometimes daily communications with Doug's by B. Boslaugh and J. Ulven. The main issue with Doug's has always been difficulty in getting answers from them. But in this case, there was nothing else that could have been done per the outline of events that M. Pace mentioned.

There have been many things done over the years to try to be thrifty with money, such as teenagers doing project like installing the new playground equipment in the past, or B. Boslaugh and other board members doing certain things to upkeep the pool and common areas. Likewise, the board intends to also be good stewards of money when it comes to the pool.

Phil at Doug's believes the pool could last anywhere from 1-5 years. Even if it's on the greater side, at least there will be a plan in place. But it's going to be a process to have plans developed, communicated, and finalized, including financing in place.

Post-Q&A Session

Motion by J. Ulven, 2nd by E. Warakowski to approve minutes from April. Motion passed. Minutes are recorded by J. Welker.

Treasurer's Report

1. Financial report from May presented by M. Hilton. Motion by B. Oster, 2nd by J. Welker to approve treasurer's report. Motion passed.
2. J. Welker has closed account at Cadence Bank and has check for the amount of \$61,569.68 to deposit into Mid-Missouri Bank. Motion by M. Hilton, 2nd by J. Ulven to deposit that amount into the MMB savings account to then be put into a CD. Motion passed.

New Business

1. Annual meeting was originally going to be during the June 25 BBQ as had been done the last few years, but based on discussions during meeting, that will be re-evaluated, and the annual meeting will be held at a later date.

Pool Operations

1. Pool Advisory Committee to be established. Notice of same asking for volunteers to be posted to Facebook/send via email.
2. B. Boslaugh suggests that eventually multiple options to be proposed to the HOA at varying cost levels, depending on how much is repaired/replaced at the pool.
3. Pool painting – Should have been done sometime in last two years, but Doug's was not able to get this quoted before the pool opened. This has been postponed to the fall pending review of quote.
4. Card access system – New copper wire landline has been installed and system is working correctly. New upgraded system still being pursued and will be quoted.

Old Business

1. Baby pool pump – It has been replaced, but there is a small leak on the discharge piping.
2. Bathroom lights – Have been replaced.
3. Bushes at pool/common areas – Pool bushes have been trimmed. Bushes in flower bed north of playground yet to be trimmed.
4. New clock still needed for the pool.
5. Airplane bounce replacement – Will look to replace this after the pool closes this year.
6. Tree project – Design work is commencing.
7. Social on June 25 – Based on comments from Amanda Stoll and other homeowners during the beginning of the meeting, instead of paying for a BBQ, will look into getting a cookie dough truck and another food truck. Motion by J. Welker, 2nd by E. Warakowski to approve up to \$500 for getting food trucks. Motion passed. J. Ulven will contact A. Stoll regarding same and otherwise further organize the event.

Motion to adjourn at 9:00 p.m. by J. Welker, 2nd by J. Ulven. Motion passed.