

South Fork Homeowners Association

Southforkspringfield.com

March 15, 2012

Board Meeting Minutes

Present

Board Members

Dan Katzfey-President

Robert Unland – Treasurer

Leigh Ann Owen-Secretary

Tom Mast – Director

James Dixon-Director

Subdivision Members

Jack & Brenda Stroupe

Rod Owen

Juanita & Larry Roesslet

Patty Walker

Rayann Kennefax

Shirley Unland

The meeting was called to order at 7:00pm at the home of Bob and Shirley Unland. The minutes to the November 14 and November 18, 2011 were read. Motion to approve minute by Tom and second by Bob.

Introductions

The meeting started with introductions followed by a summary of the history of the board.

Dan Katzfey has been on the board 3 different times

Has lived in the subdivision 18 years.

Is proud of our current board members.

Was Vice-President then President

Lots of us on the Board have been there for a long time

Biggest issue is communication to the members. Striving to communicate with everyone better.

We have been cost cutting and getting bids on the jobs before hiring

We cut a lot of work that the CPA is doing and have turned some duties over to Bob to cut cost.

Biggest expense is the pool, but we also have trash, liability insurance, lawn care and the accountant

Dues raised for the first time in a long long time, as the cost of everything else has went up

Love to have feedback from members

Survey went out to members and will be going over the results in the near future.

Other neighborhoods are contacting Dan to see how we do things because we run so smooth

98% of the houses in neighborhood are members. Some are grandfathered out of subdivision.

Money well accounted for by reports and copies of account.

Biggest change lately is the dues for officers discounted at Officers 100% and Directors 50%.

Bricks are continually being replaced and re-attached around the pool grounds

We walk around delivering flyers to members

Dan stated he is ready to get away from President. It's time to move on and get new people on the board

We have 2 places open for Director and a position for Vice-President.

Treasurer's Report

The treasure report was discussed. Motion to approve treasure report by Leigh Ann, second by Dan

All approved.

We have put leans on houses after late fees so at closing, we can get our money. Dan will either get leans put on new houses in foreclosure or get Bob information so he can do so. There are 3 in foreclosure and one going into foreclosure. 5 homes are late on dues. Bob will call and shut off trash to those who are delinquent.

Dues will stay with the residence, so even if they move and still own the house, the member is responsible for the dues until house is sold. Then at this time the dues will be paid by the seller at the time of the sale. Realtors are responsible to collect and let them know that we are a subdivision with dues and make sure they are current at closing

We have members violating the covenants by having disabled cars, long parking cars, letting their houses go down in maintenance and so forth.

As Dan delivered flyers, he viewed each home to see if they were in compliance with the covenants.

Pool Report

There were 6 people interested in volunteering for pool setup

Dan wants to be like a coach to a committee so there will be no pool manager. He would like to see a lead or senior lifeguard with other lifeguards under the lead or senior lifeguard.

Leigh Ann stated that there needs to be a job description for this person so when applying and accepting the position, they would know what was expected of them. She also stated that having Dan be the Pool Manager would be a conflict of interest with him being the President and Pool Manager.

Dan stated that there would be a committee in charge of the pool along with a head lifeguard.

It was also brought to our attention that the lifeguards are wearing inappropriate swim suits. The board is discussing paying for the suits for lifeguards as a benefit package. They will only be allowed to purchase a certain suit with the money. This also identifies them as the lifeguard.

Dan make calls to all who said they would be on the committee and try to get a meeting set up with them.

Final payment is due to Access Concepts. Leigh Ann stated that the software is up and going with no big problems. There are a few things that we can not have that we did on the old ones, but will have to deal with it. There is no place for addresses in a column. There is no way to add a column for this. We will have to use the notes column for the address or use the column we are currently using for the name as address column. We then could put the name in the notes column. End result, we will have to evaluate how this will work best for us. Leigh Ann states that as far as she is concerned, Access Concepts have done what they need to do and can move forward in full payment.

Dan updated the members that were present with the fence status. The fence is loose and needs fixed. We are trying to detour the people from climbing on it and over it by using extra lighting and a security camera on.

We updated everyone about the fence condition and the need for replacement or repair. We have looked at bids. We have considered alternate fencing as seen in other neighborhoods. We feel we like the look of the current fence which allows the wind to go through and also easier to see in there when the pool is closed.

We are discussing getting a shade barrier similar to what the colleges and some schools are using for their football players. It is a mesh that allows wind to go through but provides shade as well. Umbrellas are not doing well. They are getting torn up and we are spending money several times during the season for repair or replacement. We would like to add the barrier in addition to the current umbrellas.

When the pool clean up is done, we will evaluate each piece of furniture for breaks/condition and make repairs at that time.

Baby pool pump is very noisy. Discussed need for being covered.

The pool has suffered some damage over the past years from furniture and other objects getting thrown into the

pool. There was discussion that there are many kids from other subdivisions coming into our subdivision doing damage to the pool and pool grounds.

New Business

Greene County will not allow us to become a gated community. We have talked to them in the past and there is a rule that if it is a newly established subdivision, they can become a gated community, but if you are an established neighborhood, you can not become a gated community.

Discussion that Highpoint has had cars going down it up to 50mph. It was suggested that we try to get more speed limit signs put up in the neighborhood. Dan said he would check into this.

Discussed the fact that, in the past, several cars were seen doing vandalism in our neighborhood, breaking fountains, stealing decorations on porches, and a house being broken into by kicking the door in. We are encouraging all members to help by keeping lights on at night and pay attention to our neighbors.

Discussed the stealing of mail on Fort and Evans. Checks were stolen and cashed. They tried to stop payment on the checks, but had already been cashed. Description of the car was a strange color car, butterscotch colored.

We will be having ground clean up and brush clean up in the spillway. Bob talked to neighbors close to the retention about having a hose ready and could burn the limbs instead of hauling them off. There will be several people there when we decided to burn it.

Our contract has ended with lawn care. We are asking for bids. Our current lawn care company will be offered the option of continuing with the contract another year. It was stated that the person doing the lawn care had to be bonded and insured so this would eliminate kids in the neighborhood from doing the lawn mowing.

Tom Mast made the motion that we allow our current lawn service to continue for another year. Dan second it. Bob will contact them and ask them to sign another contract for the coming mowing season. We discussed the fact that we need to be proactive and assess the contract next year by November.

We need to check into someone treating the weeds and seeding the lawn. We will be looking for someone to fulfill this.

Rayann Kennefax brought up the idea to have kids do some raking and scoop sidewalks in the neighborhood. We discussed how to get the word out to other members so they can hire the neighborhood kids to help out. We discussed having a page on the website, but can not put kids names and phone numbers on there for security reasons. We can have a page that can have adult names and services provided. Leigh Ann will get a page started for advertisement on the website.

Discussion for Neighborhood Garage Sale:

We discussed having the garage sale in a different month than May. May seems to be a busy month with Mother's Day, Memorial Day, pool opening, and so forth. Neighborhood garage sale will be Sept 15. Tom will make new signs for this.

We decided that Fall may be a better time. We will continue with having the dumpsters in the Spring due to Spring cleaning and so forth. Motion made to have the dumpsters put in place by May 18 and continue to be in place until the 22nd by Tom Mast, second by Leigh Ann Owen.

Dumpsters were a challenge last year. People put stuff out on the ground and bags of yard waste in the dumpsters. Someone had to get in the dumpsters and dump all the yard waste out. This took a lot of time, so we were charged extra because of this. We decided that we will have additional signage this year, as well as, additional monitoring. We may even turn the security camera that way so dumping will be closely monitored. Bob will schedule the dumpsters. Tom will be in charge of additional signage.

Pool opening will be May 28 clean up will be on May 19th

Meetings are a challenge for some members for Monday nights, so we are looking to change the day to Thursday. We are also looking at locations to have the meeting. Tom Mast suggested the Community Blood Center. Juanita works at the Community Blood Center and will look into getting a room there for the meetings. Meetings will be April, May, June, August, September and November (budget).

The June 24th meeting will be held and at that time we will be electing new officers.

Pool will close after Labor Day September 3rd as usual.

Results of the neighborhood surveys have been compiled by Leigh Ann. The survey results also included contact information from members such as, names, address, phone numbers, email addresses and if the person was interested in a position on the board or a committee. A copy was given to each board member.

New locks have been put on the men and women's bathrooms and chemical room. Everything will have one key now.

There is new flooring put up in the attic at the pool now so that additional storage for pool stuff can be kept up there.

There will be an inventory of what is up there. Dan will do this.

Management of pool and lifeguards was discussed. Dan stated that he would be a coach and help put together a committee for administration of the pool. The committee will answer directly to the board. He has stated that he does not want pay. We discussed hiring a lead lifeguard to do cleanup, required water and chemical checks as well as make out schedules for lifeguards. We discussed paying the lead lifeguard more because of the additional duties. The pool committee will see to it that the pool runs smoothly. The committee will be responsible for relaying any information and concerns to the board, as they arise.

No lifeguards at the pool after Aug 15. School starts.

Leigh Ann will scan the application for lifeguards and post it on the website.

Meeting scheduled for board members to follow up with pool opening and concerns on Thursday night March 22 at 6:30pm at the pool parking lot, if weather permits. If bad weather, will meet at Bob's house.

Meeting adjourned at 9:30pm