

South Fork Homeowners Association
southforkhoa.org
April 14, 2008
Board Meeting Minutes

Present

Timothy Rousset - President
Dan Katzfey – Vice-President
Shawn Whitten - Secretary
Tim Cummings - Treasurer
Roger Myers - Director
Mike Hatcher - Director
Tom Mast - Director
Robert and Shirley Unland

Absent

No board members were absent from this meeting.

The meeting was called to order at 7:03 p.m. in the Grafton Room at the Library Center. Minutes for this meeting were taken by Shawn Whitten. Minutes from the March 2008 meeting were read and approved with three corrections.

Treasurer's Report

Tim Cummings reported that there are five members whose dues are past due. The total past due is \$750. He has sent the third and final notice to these members.

Pool Report

Mike Hatcher reported the following:

- He helped Shawn Whitten research the electrical problem that is affecting the electronic gate control. They found that only partial power seems to be running through the system so they unplugged the power transformers for the gate computer. Shawn Whitten is recommending that we pay an electrician to check out the system and fix it as soon as reasonably possible. Tom Mast made a motion to have an electrician fix the system. This motion was seconded by Tim Cummings and passed unanimously.
- We received a \$520 quote from Doug's Pool to fix up the kiddie pool. Tim Cummings made a motion to accept this quote and have the work done. This motion was seconded by Dan Katzfey and passed unanimously.
- The plumber will be out soon to check the toilets and restart the water heater.
- We need a new phone. The last stopped working three weeks before the end of the 2007 swimming season. We will get a replacement as long as it can be done for \$50 or less.

Old Business

Dan Katzfey reported that he is preparing a corrected Association Directory and will be distributing it soon.

Mike Hatcher reported that we have received only one bid for landscaping around the pool area. He handed out copies of the bid on a form titled "Invoice." The bid is for \$2,829. It includes landscaping blocks around the two groups of bushes at the parking lot entrance and along the bedding areas outside

the pool fence. It also includes 11 new bushes and mulch. Mike said the bid also included the necessary labor to install this material though labor was not listed.

- Tim Rousset asked Tim Cummings to give the board his thoughts regarding how this would fit into the budget. Tim Cummings said that: The opening and closing of the pool is handled via the Pool General Services budget item. We have already committed \$520 for the kiddie pool and possibly \$1,500 to fix the electrical “brownout” problem. This leaves about \$3,000 in the Pool Repairs / Maintenance budget item for this type of project.
- Shawn Whitten asked the board whether we should wait until we have multiple bids as we previously agreed. Mike Hatcher said that he was not going to continue soliciting bids.
- Shawn Whitten asked Mike Hatcher what other repair or pool maintenance projects he thought we should do this year. Mike responded that he did not think that any others would be necessary this year.
- Tom Mast suggested that we wait to approve this expense until after we know what it costs to have the electrical system repaired.
- Dan Katzfey made a motion to accept the bid and have the work done. Tom Mast seconded the motion. The motion passed by a vote of 5 to 2, with Roger Myers and Shawn Whitten voting against it.

Tim Rousset asked the board again to consider resealing the pool parking lot.

- Shawn Whitten presented cost estimates he had put together using material from Lowes. The options were \$346 with sealer that would last 2 years (\$173 / year), or \$487 with sealer that would last 5 years (\$97 / year), or \$628 with sealer that would last 7 years (\$90 / year).
- Roger Myers suggested that this work be done by volunteers the same day as the pool cleanup is to be done (5/17/08).
- Tom Mast made a motion that we ask the landscaper to complete his project by 5/17/08 then we use 5 year sealer to reseal the parking lot on 5/17/08 using volunteer labor. This motion was seconded by Tim Cummings and passed unanimously.
- Tim Cummings volunteered to purchase and transport the sealer and applicators to the pool area.

Tim Rousset asked that the board reconfirm the pay for the Pool Manager position that Mike Hatcher fills.

- Connie Hatcher said that she and Mike had to pay taxes on the \$2,500 Mike was paid to care for the pool in 2007. She requested that the Association take out the taxes and write a check to Mike for the balance. She also asked that their association dues be waived for 2008.
- Shawn Whitten made a motion that Mike be paid \$3,000 for being Pool Manager in 2008, that the Association take taxes out of this, and that the Hatcher’s association dues not be waived. This motion was seconded by Dan Katzfey and passed unanimously.

New Business

No new business was discussed during this meeting.

Tasks agreed to during this meeting

- Dan Katzfey volunteered to finish preparing and distribute a corrected Association Directory.
- Tim Cummings volunteered to pick up the parking lot sealer and applicators.

The meeting was adjourned at 8:47 pm.