



## Board Of Directors Meeting Minutes October 24, 2011

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### Attendance:

BOD Present: Bob Brethen, Chris Zangara, Jon Hayes, David McAlexander, Rich Willis (Rich departed approx. 7:30pm)

BOD Absent: None

Management Present: None

- 7:03pm Meeting called to order – Board of Directors
- 7:03pm Approval of Prior Meeting Minutes – Board of Directors
- Motion made to approve August meeting minutes
    - Made by: David
    - Seconded by: Jon
    - Passed 5 - 0
- 7:03pm Financial Report – David McAlexander
- All monthly activities within normal expectations
  - \$9,000 outstanding in dues (approx. 4% of overall budget)
  - 2 Current liens and 1 payment plan established
- 7:05pm Old Business – Board of Directors
- Communications node
    - Node on Perthshire has been removed
    - Light fixture was replaced
    - This issue is resolved!!
  - Clubhouse Renovation
    - With the exception of a few minor additions coming in the next few days, this project is complete
    - Reviews have been overwhelmingly positive and outcome is beautiful
    - All usable elements from the old clubhouse (furniture, tv, shutters, etc.) were donated to charities
    - The BOD would like to recognize Erin Billiard for doing the leg work to get the proposal and presenting it to the BOD
- 7:15pm Committee Update – Committee Representatives
- Pool Report – Shan Rumpf, pH Pool Management, and Vicki Roach
    - This was a GREAT season! Shan reports that the Stephens Grove pool is the preferred choice of assignment for his guards due to the positive environment our neighborhood and residents present. Stephens Grove is a model used by Shan for other communities on how to develop a good relationship with the residents, guards, Pool Committee, and BOD.



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- Shan submitted a proposed agreement for future seasons. This would be a 3-year extension and would hold our cost flat for the 3-year term.
- Maintenance issues, including deck crack repair, filter sand replacement, deck cleaning, and furniture were discussed
- Discussed the updated ADA and any implications it may have on our pool

7:39pm

### New Business – Board of Directors

- Sport Court
  - Chris met with Michael Jaycocks, Director of Huntersville Parks and Recreation Department on site to get his expert opinion of adding a second hoop. Mr. Jaycocks did not recommend installing a second hoop due to close proximity and high risk for injury due to collisions between players. He did point out that the court dimensions are only 13' short of a small full court (as per the dimensions of Barnette Elementary School he provided). The BOD will explore the court expansion and get quotes for the work.
- Fence Application for 5832 Snapdragon Lane
  - As per the updated Fence Design Guidelines, the BOD reviewed a fence application due to it being on a corner lot. Jon and Chris visited the site and discussed the application with the owner roughly 6 weeks ago and recommend the application be approved as submitted. The BOD agreed and approved the application.
- Clubhouse Rental Procedure and Cost
  - Due to the increased investment in the Clubhouse the BOD is changing the deposit required for rental to \$350. The rent will remain unchanged (\$35) because we do not want to discourage the community from using the Clubhouse.
  - David will write guidelines around use of the Clubhouse for groups of residents (ex – movie night, football game)
- TV and Wi-Fi in Clubhouse
  - We will explore starting service with Time Warner in the Clubhouse for TV and Internet. Once that is established we will install a wireless router(s) for a Wi-Fi hotspot at the Clubhouse and Pool.
- Landscape Proposal
  - The BOD gathered a proposal for review. The BOD decided to give Landscape Solutions one more chance and will request increased communication with the BOD (such as periodic



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meeting attendance) and a higher level of priority to be giving to our community, especially the turf.

- Creation of Document to Track Ideas
  - Chris created and proposed “Stephens Grove 2022: Ideas for the Decade Ahead”
  - This document was adopted by the BOD and will be published with the community. It will serve as a “home” for ideas for new assets
  - Feedback from the residents in attendance was positive

8:30pm

### Open Forum

- Discussion of social activities and use of the clubhouse
- Thanks from a resident to a BOD Member for “after hours” time to discuss the reserve study and some historical questions about the community

8:35pm

### Meeting Adjourned

- Motion to adjourn meeting
  - Made by: Chris
  - Seconded by: David
  - Passed: 4 – 0

The next BOD Meeting is scheduled for 7:00pm on November 28, 2011 in the Stephens Grove Clubhouse.