

Curtis Pond HOA Board of Directors Meeting Minutes – April 17, 2010

Meeting called to order at 4:00pm by Andy Good

Secretary's Report - Minutes from the February 2010 BOD meeting were previously approved and posted on the community website.

Committee Reports

- Landscaping –Community clean up day is scheduled for May 15, 2010. Brian McCarron in the past has contacted the Town of Mooresville to provide a dump truck on this date for large trash pick up however this year the volunteers will just pile the debris that is collected at the end of the property for the Town to pick up on regular trash day and yard waste pick up. If for some reason they do not pick something up than the Town will be contacted for a separate pick up.
- ARC – All ARC requests and issues are currently directed to the ARC Chairman, in the past the board members where also copied and recently this has not been the case. The board would like to make sure that each ARC request that comes in gets handled appropriately and timely as well. Andy Good will inform the ARC Chairman to copy the board as well with all communication to Kuester Management regarding the ARC requests.
- Social –The spring community wide yard sale took place today April 17, 2010 from 7-12pm, it seemed to be a good turn out and beautiful weather. The board would still like to host a “Curtis Pond Pool Opening Gathering” on June 19, 2010. Brian was not present at this meeting to update the Board on whether or not MI Connection would be helping to sponsor such event.
- Communications –
 - The quarterly newsletter was distributed to all community residents and also posted to the community website. Kim Trueman will create the next newsletter which was agreed to be posted in June.
 - The Board agreed that a one page informational flyer regarding the Pool Season opening should be created, distributed and posted by the 1st week of May. Kim Trueman will create the flyer and John Rhodes will distribute it to the community, Michael Johnson will post the flyer to the website. The flyer will include information such as opening/closing dates, times, rules, key fob information, ID cards etc.
 - Michael Johnson has created a couple of mock up new designs for the community website, those present all agreed to chose the more colorful of the two. Michael will transfer the old website information onto the new template for a new look.
 - The key fob document that is currently posted on the community website is incorrect therefore Michael Johnson will have to update the contact information with the correct contacts for the Pool Company as well as the Management Company and repost the newly updated document.

- Community Watch – The Board members discussed the security issues around the neighborhood primarily the kids, teens and or young adults loitering and vandalizing the Curtis Pond pool, parking lot and pond area. The board agreed to look into different types of security systems that can be installed up at the pool to try and minimize the vandalism, loitering and trespassing after hours around this location. It is evident that the neighbors who live directly in front or around the pool and pond are primarily affected by this problem and this has become a safety issue to these neighbors. The board feels it is necessary to try to protect our neighbors living in this community and make them feel safe.
- Pool – Aquatech will again be the pool management company for Curtis Pond this year, John Rhodes will be the HOA Board member to contact first if there are any pool issues.
 - The board will have Aquatech post their contact information up at the pool on or around the gate for community residents to contact them first if they have any issues at the pool including but not limited to lifeguards not being on time or leaving early etc.
 - The pool bathrooms will be painted prior to season opening. Currently the board is obtaining price quotes for the painter to also paint the outside of the building as well as the other rooms inside the building. The entire pool building requires this maintenance.
 - The Pool will open for the 2010 Season on Saturday 5/29. The board will allow residents to come to the pool on May 25th, May 26th and May 27th (time not determined) to obtain their pool fobs, ID cards, pictures or stickers for the season. The board will also be available on opening day for residents to obtain the above stated items as well.
 - The fence at the pool will need to be repaired prior to the pool opening. It was determined that the pool fence will not be replaced as originally planned because Curtis Pond was grandfathered into the new safety pool code and will be completely insured with the current standing fence. The town inspector will need to come and inspect the fence repair prior to May 29th, the board unanimously voted in favor of the current bid repair of \$385.00 by Tim Osborne.
 - The vinyl siding over the picnic tables in the breeze way of the pool area needs to be secured, John Rhodes will see if the painter that we are using can also give an estimate to repair the siding, this painter we are using has his general contractor's license as well.
 - The leak test that the board previously approved to have done has not actually been done yet. Andy Good stated that he was not certain of the reason this hasn't been done but will send Aquatech an email to find out why it wasn't done and when they plan on having this taken care of.
 - The board agreed that it is in the best interest of the community for one of the board members to be present at the first Aquatech lifeguard meeting to represent what we as a board expect from Aquatech and the lifeguards on duty.

- Aquatech had a plumber work on the pool and the lock box where the key is kept was stolen while the plumber worked. Aquatech took responsibility for this and had all the locks at the pool rekeyed. This past week the box was broken into and the kitchen was destroyed. Aquatech refused to cover the cost of having the locks rekeyed and they will not take the lock box off the gate because that is their policy. Anchor locks came out and rekeyed just the kitchen door. The board has agreed to tell Aquatech that the kitchen is now off limits to all lifeguards, it will no longer be their post. The kitchen will no longer be used as the HOA Board office and storage. The board has agreed NOT to give the lifeguards a key to this office, they will have to use the storage room and pump house this year. The lifeguards will have to bring their lunch, drinks etc. in a cooler because they will not have access to the refrigerator anymore.
- The Coca-Cola vending machine at the pool will be removed over the next couple of weeks. Curtis Pond has not received any checks since 2008 so it is not worth it for the community to keep it. The board agreed to replace the Coca-Cola vending machine with a new vendor that John Rhodes found who is located on Hwy 3 & Rocky River. The machine will have 8 drink options each costing \$ 0.75 each, Curtis Pond will receive 15% net profit at the end of each month, the machine will be fully insured by the vendor and Curtis Pond will not be held responsible for any damage, theft or destruction to the machine or its contents. This vending machine will be delivered just prior to the pool opening and removed at the pool season end. The vending machine will be placed under the awning in the breeze way in front of the pump room, the second picnic table will be moved to accommodate.
- The board will look into getting price quotes on having the bi-fold kitchen windows secured and the protruding counter top cut down to make it flush with the building.

Old Business – Reminder that the open BOD Meetings to include all residents that chose to come for Q/A opportunities have been scheduled and communicated to the residents. The board has already had the first of the four meetings on 3/20/10 and the remaining three are scheduled at the pool as follows:

- 6/19/2010 9-10am
- 8/21/2010 9-10am
- 10/23/2010 3-4pm

New Business

- a) The board discussed upcoming overdue due payment hearing meetings that will take place in two weeks in May. The board will still need to set up a schedule with the times of the hearing as well as which board members will attend which session. The dates for these hearings will be as follows:
 - Week 1 – May 18th, 19th and 20th
 - Week 2 – May 25th, 26th and 27th

- b) CCR Violations – Kuester has not been copying the board on any recent violations that they have been sending out to the residents as they have done in the past. The board cannot imagine that there have been no violations in months within the community; Andy Good will reach out to the management company to determine why the board is not being sent this information as they always have in the past. The board has also not been given any information in reference to the CCR violations that are due for hearings, with the hearings coming up right around the corner this is imperative information the board needs in order to prepare and schedule with the home owners who require 7-10 days notice prior to the scheduled hearing date.
- c) The board has also noticed that there are several violations that Kuester has not followed up on despite the requests sent by the board via email. Andy Good will contact Kuester to find out why they are not following through on the recent violations sent by the board via email. There are also previous violations that have been temporarily handled but now the homeowners are within violation again and this needs to be addressed. Andy Good will contact Kuester in relation to sending out a letter to these pending violations that will need to have their access to the pool suspended since they are no longer in compliance to the original agreement.
- d) The landscaper for Curtis Pond has sent in his letter of resignation and his last date of service will be April 30th. The landscaper has recently endured verbal assaults by teenagers who have been hanging around the pond/pool area. It is a constant battle for the landscaper to do his job and have to deal with the teenagers who are destructive and verbally assaulting. The landscape contract was an incredible deal for Curtis Pond and really helped the community get back on its feet over the past several years. The contract today stands at \$10,800.00 which is at the least \$5,000.00 less than the lowest quote received by other landscaping companies. The board has agreed with the direction and guidance from Kuester Management as well as the HOA attorney to allow resident John Rhodes to take over the landscaping contract for the remainder of the year. John Rhodes will start landscaping the Curtis Pond community as of May 1st and pick up the contract where the current landscaper stops.

Meeting adjourned at 5:30pm