



Golf Club Community HOA

Board of Directors Meeting Agenda

144 Winding River BLVD. MEETING 5:30 p.m.

February 15, 2024

1. **Call to Order** Ronda Smith 6:11 p.m.
2. **Attendance-** S. Manchella Treasurer, Maureen R. Smith President, Kyle Fox Member at Large and C. Rapier Towne Manager. Young, member at large and T. Glancy Vice President, absent with notice.
3. **Approval of Minutes**
January 25, 2024, minutes. First Motion R. Smith 2nd motion carried.
4. **Reports**
January 2024 Financial accepted as presented.
HOA Financial Report
Sportsplex Financial Review
Delinquent report-Assessment is due Feb. 1st late 30 days later.
5. **Maintenance Report**
Waterfall Maintenance update
No work orders to report.
6. **Committee Reports**
ARB Report nothing to report.
Landscape Report
Lichtenberg contract for waterfall enhancement was signed.
River Oaks completed Vista point clean up and Ridgeview Lane tree removal.
Sportsplex Committee update
Maintenance
Pool Deck and drainage-

Just a quick update on Rivers Bend.

1. We completed all of the pressure testing for on the pools plumbing which was all in good shape and passed the pressure test without any issues.
2. Prime Installed the bonding loop earlier this week.
3. I have the bonding inspection scheduled for tomorrow (2/15/24) with Warren County.
4. I am awaiting a call from the states inspector to schedule the rough inspection. As long as We will be ready for concrete the first part of March.
5. Committee met with another engineering firm which has a division the designs courts. We are waiting for a summary of their services and costs. We received a bid and design to put in three pickleball and one tennis court in the open area between the parking lot and BB court and the area of the current BB court. The bid also included demo of the current courts (tennis and BB) and building a new BB court where the current courts are. We believe additional work is needed on the removal plan and remediation. The bid was significantly lower than putting the courts in the existing location. Based on both the Civil Engineering study, and the input from several companies that install courts we are



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focused on this location on the west side of the pool with as many courts as the space allows and moving the BB court down below.

The Sportsplex committee is meeting in March to begin determining pool operating plans for the summer to hopefully reduce/eliminate the issues from 2023.

7. Old Business Updates

Documents update- The first draft of the re-write of the Declaration was emailed to the board to review.

8. New Business

Fairway entrance access and TPC new agreement are being reviewed by the attorney. RFP for Christmas lights for 2024/2025.

9. Next Meeting Date- March 7th Teams meeting at 5:30 p.m. to discuss the Documents.

10. Adjournment- Meeting adjourned at 5:56 p.m. with no further business to discuss.