



Golf Club Community HOA

Board of Directors Meeting Minutes

144 Winding River BLVD. 5:30 July 21, 2021

1. 5:33 p.m. Call to Order / Attendance

R. Smith President, S. Manchella Member at Large, Treasurer, B. Meyer Member at Large, T. Glancy Vice President and C. Rapier Towne Manager. Ronda nominated Dan to fill Jim Garanich position. Tracy Glancy 2nd the motion. All in favor.

2. Approval of Minutes – June 16, 2021-Tracy moved to approve the minutes. Ronda 2nd the motion. The motion carried.

3. Reports

a. June 2021 Financials-

- i. HOA Operating -\$68,598.18 YTD actual-\$172,940.22
- ii. HOA Reserves- \$264,571.71
- iii. Total Operating Expenses YTD actual \$111,974.50
- iv. Sportsplex Operating- \$187,43.90- YTD actual-\$345,120.47
- v. Sportsplex Reserves- \$239,255.04
- vi. Total YTD Expenses-\$147,91203
- vii. Email Residents reminder to pay assessment.
- viii. Assessment for both communities will be due February 1st and July 1st.

4. Old Business

- a. Reserve Study- Board will update the excel spreadsheet and send back to Engineer.
- b. Mike Bender is still waiting on approval from [REDACTED] upgrade on the security cameras at the entrance.
- c. Waterfall update- Vendors are not responding to come out and bid on the repairs. Ronda will followup with [REDACTED] again.

5. New Business

- a. Landscaping-Board approve cutting the honey suckle back for \$3100.00 on the bike trail.
- b. Deere Run Pond erosion-ask Joel to look at it again.
- c. 2022 Budget-
 - i. Pond basin whispering Creek will need attention in 2022 cattails need cut back.
- d. Annual meeting date-September 15th if it is available.
- e. Manage [REDACTED]
Proposal is under review with the ARB.

6. Sportsplex Update

Proposed TPC membership agreement-

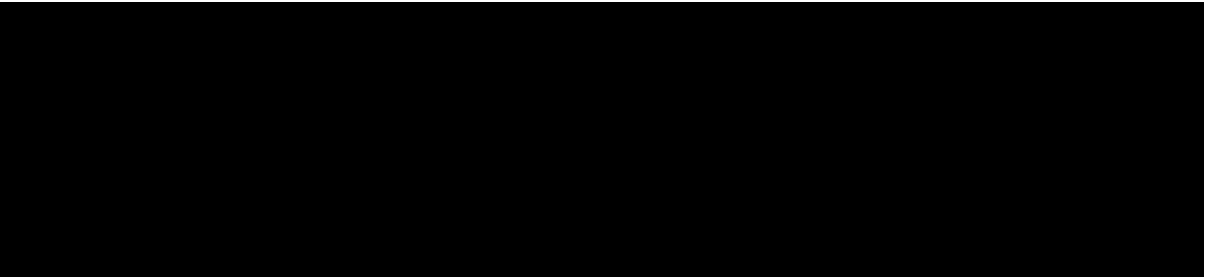
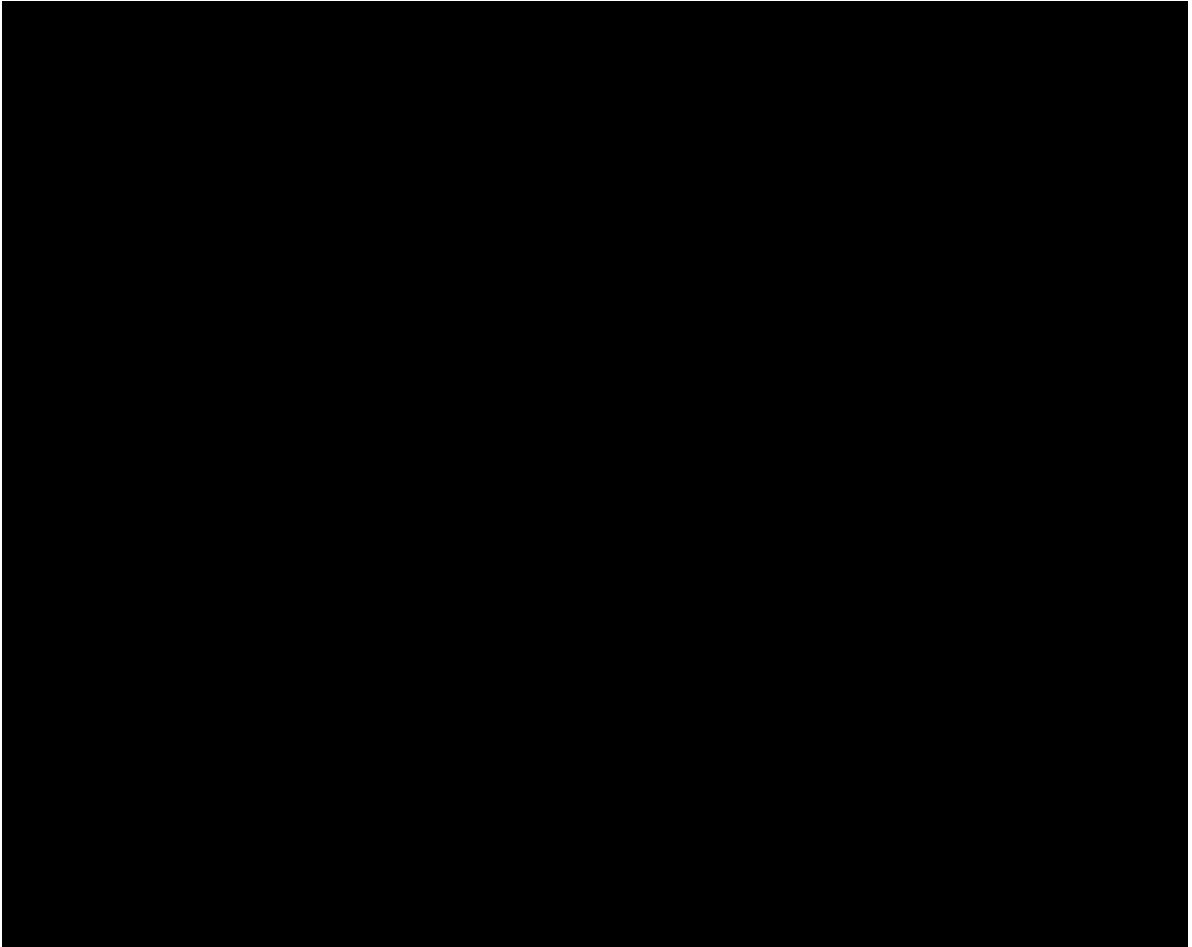
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7. **Next Meeting Date/Planning Calendar August 18th at 5:30 pm.**
Future Meetings TBD Third Wednesday of every month.

8. **Adjournment-** 7:37 p.m. Meeting adjourned with no further business to discuss.

Professionally Managed by Towne Properties Asset Management Company, Ltd.
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