



Golf Club Community HOA
Board of Directors Meeting Minutes
March 19th, 2019

Meeting Minutes

1. **Call to Order / Attendance-** A quorum was present. R. Smith called the meeting to order at 5:30. Ronda Smith President, Jay Hay Treasurer via phone, Suresh Manchella Member at Large, Brad Myer, Member at Large, Tracy Glancy Vice President.
C. Rapier Towne Manager.
2. **Approval of Minutes** – February 2019- R. Smith made a motion to approve. S. Manchella 2nd. Motion carried.
3. **Reports**
 - a. February Financials- Jay Hay pointed out reclasses that need to be made.
 - i. Operating Account for the HOA -\$169,421.20
 - ii. HOA Reserves -\$299,651.75
 - iii. Sportsplex Operating- \$314,488.14
 - iv. Sportsplex Reserves- \$74,322.27
 - v. Delinquent s and Liens Report-
 1. C. Rapier reported that Towne is currently working on reclassing misapplied payments between the HOA and Sportsplex. The reclasses should clean up the delinquent report.
 2. Collections- Cassie is going to have a meeting with her co-works at Woods & Lamping to discuss rates for collections. Board will keep collections with Cuni, Ferguson & LeVay for the time being.
 - b. Management Report –
 - i. C. Rapier call and schedule annual meeting for Sept.
 - ii. Requested Kenny Hickey to give a price for new stop signs
 - iii. Requested Civil Solutions to look at drainage issues
 - iv. Litchenberg is cleaning drains monthly.
 - v. Request quotes to limb trees
 - vi. Cameras through the community- Mike Bender is working on electric source proposal.
4. **Old Business**
 - a. BSI Engineer scope of work for waterfall repairs-Brad Myer presented a proposal from **Moody's** of Dayton. R. Smith made a motion to approve the proposal. S. Manchella 2nd the motion. Motion carried.
 - i. Pumps and Motors will need rebuilt (or replaced) the cost to re-built of \$1600.00 each with 2 motors and 2 pumps total \$6400.00.
 - ii. Leaking Basin 1 proposal to clean, patch and seal them at the cost of \$10,481.00.



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- b. Board approved billing the split lot
- 5. New Business**
- a. Cassie's Fees- Cassie's fees will remain the same as Cuni, Ferguson & LeVay Co., L.P.A. \$225.00 Hourly and billing 1/10 increments. Board approved to move Legal with Cassie Edwards to Woods & Lamping L.L.P.
 - b. Board requested that Manger C. Rapier ask Champion for multiple year contract to get a discounted price.
- 6. Committees**
- a. Sportsplex Committee Requests for approval Tracy –
 - i. T. Glancy asked board to approve Elizabeth Wikum to be on the committee.
 - ii. Award Apex Construction the stone work on the front of the Sportsplex.
 - iii. Committee is having Clarke Construction repair 2 windows as a test to determine what the cost will be to repair all rotted windows.
 - iv. T. Glancy reported that all fobs for everyone delinquent will shut off.
 - v. R. Smith made a motion to approve. B. Myers 2nd. Motion carried.
 - b. Website update/Facebook Announcements- Chad is willing to continue running Facebook. S. Manchella will working on a simpler website.
- 7. Next Meeting Date/Planning Calendar**
Future Meetings: April 23rd
- 8. Adjournment-** Meeting adjourned at 7:07 p.m.