



Golf Club Community HOA
Board of Directors Meeting Minutes
Zoom Meeting 5:30 October 8, 2020

1. 5:30 p.m. Call to Order / Attendance

R. Smith President, S. Manchella Treasurer, B. Meyer, Member at Large, T. Glancy Vice President and C. Rapier Towne Manager. Jim Garanich new board member.

Assign Board Position- Ronda moved to approve President- Ronda Smith, VP- Sportsplex- Tracey Glancy, Treasurer- Jim Garanich, Member at Large- Brad Meyer and Member at Large- Suresh Manchella as the board positions. Suresh 2nd the motion. The motion carried.

2. Approval of Minutes – August 17, 2020- Ronda moved to approve the August 17th meeting minutes. Suresh 2nd the motion.

3. Reports

a. August Financials-

- i. HOA Operating -\$91,523.35
- ii. HOA Reserves- \$281,540.11
- iii. Sportsplex Operating- \$135,151.36
- iv. Sportsplex Reserves- \$221,735.35
- v. Set up a meeting with TPC to discuss electric bill.
- vi. Jan Pro June bill should not have been paid.
- vii. Reclass the Grounds System Pine bill from Sportsplex the to the HOA.
- viii. Send Pre-Lien letters to everyone over 90-day delinquent.
- ix. Hobbs- Ask Cassie if we need to file a new lien for 2020 assessments.

4. Old Business

- a. Street Cameras- Ronda and I meet with Mike Bender to learn how to access the records to see the license plate number from the cameras. Mike will send instructions to share with the police department.
- b. R. Smith signed the TPC Maintenance Agreement for 2021.

5. New Business

- a. Fairways would like to add Sidewalks to cross the road safely and they would need access through the HOA, Hamilton Township and TPC.
- b. 2021 Budgets
 - i. Sportsplex 2021 Budget
 1. The assessments will remain the same with no fee increase.
 2. The board plans to build the Reserves for 2021 by not spending any money out of the Reserve fund with exception of an unexpected expense.
 - ii. Rivers Bend Golf Club Community 2021 Budget-



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1. The assessment will remain the same with no increase for 2021.
 2. Add a line on the budget to Remove the Dead Trees out of Operating funds.
 3. 2021 Planed Projects-
 - a. Rt48 boulders cleaned - \$3000
 - b. Monument rocks cleaned - \$600
 - c. Waterfall boulders cleaned - \$2100
 - d. Stone Lake corner bed - plants added- \$2000
 - e. Painting of light and signposts
 - c. Ronda moved to approve both Towne Property Contracts. Suresh 2nd the motion. The motion carried.
 - d. Sportsplex Committee- Tracy Glancy
 - i. Currently Researching refinancing Mortgage Payment for lower interest rates.
 - ii. Playground has taken longer than anticipated. The playground may need an additional French drain installed.
- 6. Next Meeting Date/Planning Calendar**
Meetings are Third Wednesday November 18th.
- 7. Adjournment-** R. Smith moved to adjourn the meeting with not further business at 7:24 p.m. B. Meyer 2nd the motion. The motion carried.