



Golf Club Community HOA

Board of Directors Meeting Agenda

144 Winding River BLVD. 5:30 October 20, 2021

1. 5:30 pm Call to Order/Attendance

R. Smith, President, S. Manchella, Treasurer, B. Meyer, Dan Gront, Members at Large, T. Glancy, Vice President

2. Approval of minutes – August 18, 2021 – S. Manchella, moved to approve minutes. T. Glancy 2nd the motion. The motion carried.

3. Reports

a. September 2021 Financials

- i. HOA Operating - \$79,899.00 YTD actual - \$252,151.22
- ii. HOA Reserves - \$270,898.71
- iii. Total Operating Expenses YTD actual - \$160,525.14
- iv. Sportsplex Operating - \$111,305.56 YTD actual - \$366,147.93
- v. Sportsplex Reserves - \$282,877.13
- vi. Total YTD Expenses - \$226,140.43

b. Tracy Hanna was commended for reducing the association fee delinquent accounts for the HOA and the Sportsplex.

4. Old Business

- a. Waterfall – Serene Aqua has provided a proposal for the repair of the waterfall. Dan is meeting the owner of Serene Aqua, representative from Kryton, and representative from local supplier on 10/22. T. Glancy moved to approve signing a contract with Serene Aqua, S. Manchella 2ed the motion. The motion carried.
- b. Street signs – Ronda is in contact with [REDACTED] f the Hamilton Township Road maintenance for the costs involved moving no parking street signs to high posts.
- c. Security Cameras – Charlie to explore change in security company. Sportsplex needs a new router. Ask Hamilton Township Police to attend November Board meeting for more information on the Flock System.

5. New Business

a. 2022 Budgets

- i. River's Bend Golf Club - S. Manchella will finalize with Charlie on 10/24
- ii. Sportsplex – T. Glancy reported lots have been sold resulting in revenue increase for 2022. Ground Systems account will increase 2%; pool maintenance/pool contract were split; lease on equipment will expire 8/22



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- b. Ridgeview Tree Trimming – T. Glancy moved to approve the proposal. R. Smith 2ed the motion. The motion was approved.
- c. ARB/CCR – Charlie to contact an architect candidate for ARB. Charlie to check ownership [REDACTED]
Dan will start project to address street trees, mailboxes, and sidewalks.
Charlie will send violation [REDACTED]
Next newsletter needs to address dogs must be leashed at all times.
- d. R. Smith shared a note of appreciation from resident [REDACTED]

6. Sportsplex Update

- a. Core samples need to be taken to determine location of tennis courts.
- b. Courts cannot be relocated to basketball area due to lack of space.
- c. Survey may be sent to Sportsplex members about tennis court usage.
- d. Next spring before any tennis court construction decision. Fall is preferred time for construction.
- e. Ice maker to be replaced with an under counter model.

7. Next meeting Date/Planning Calendar

- a. Future Meetings TBD Third Wednesday of every month.

8. Adjournment – Meeting adjourned at 7:15 pm with no further business to discuss.