



**Golf Club Community HOA
Board of Directors Meeting Agenda
144 Winding River BLVD.MEETING
October 24, 2024, 5:30 p.m.**

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

- 2. Attendance-** R. Smith President, S. Manchella Treasurer, T. Glancy Vice President, Maureen Young, member at large and Kyle Fox Member at Large, absent with notice

3. Approval of Minutes

September 19, 2024, minutes. First Motion ___TG___ Second motion ___MY___.

4. Reports

September 2024 Financials -Financials were accepted as reported
HOA Financial Report-Suresh
Sportsplex Financial Review- Tracey
Delinquent report

5. Committee Reports

ARB- Maureen – A flyer addressing tree trimming, sidewalk repair, and mailbox condition will be emailed to residents on 10/25. Discussion to flag trees and sidewalks that need repair after violation letter would demonstrate HOA is trying to resolve the issues.

Sportsplex Committee-Tracey

- Fairways/MI Homes - Cassie approved the MI/Fairways merger documents. The Memorandum of Understanding should be signed by RBHOA President.
- Tennis Court Update – Committee met with design firm and the design will be sent out for bid. Bids are expected back by end of November. There have been two inquires from companies that are interested in doing the project.
- Other – Waiting on availability of AC unit for installation.
Sections of new pool concrete being replaced that had developed cracks

6. Old Business Updates

Annual Meeting A new venue for 2025 will be needed due to construction at TPC Clubhouse

Declaration Voting – A door-to-door canvassing will be needed to collect ballots. Three notices have been emailed to residents as a reminder.

TPC Water & Waterfall Agreements – Arcis and Cassie are discussing and finalizing.

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Holiday Lighting _ Shine Cincinnati \$7378 bid: Revised bid \$11,041 Many strands of the old lights were defective so new lights need to be purchased. The new lights will have a three year warranty.

Deere Run proposals – Berm and Sidewalk - The Board discussed the two items and decided the purchase of the berm was not feasible financially at this time, as well as ongoing maintenance expense. The sidewalk installation on an undeveloped lot was seen as an undue burden on the owner of the lot.

7. New Business -

Election of Secretary – RS moved Maureen Young be nominated as Secretary for the RBHOA Board, TG seconded, and all were in favor

2025 Budget – Charlie is checking other utility vendors

Reserve Funding – Ask Charlie to check on Reserve Study Cos.

Capital Budget – The Capital Budget needs to be updated through a Reserve Study

Sharing Records – The Declaration needs to be checked for the requirement of Record Sharing

Handbook Revision - The revision of the Handbook will take place after the Declaration voting is done.

8. Next Meeting Date – December 5, 2024

9. Adjournment-