

Executive Session Meeting Minutes

Providence Hills Board Meeting

July 25, 2018

The Providence Hills Community Board convened at 7:05 PM, Wednesday July 25th. The meeting was attended by board members: Shannon Curtis, Bob Armet, Rick Gemereth, Patrick Godwin and Mickey of BAM. The following agenda items were reviewed:

Financial Update: The current monthly budget and expenditures were reviewed. No issues or irregularities were noted. Dues collection is at an exceptional rate. As of the time of the meeting, outstanding dues are at \$6,593.15. Of that amount, \$4,891 is either with the attorney or the home owner has declared bankruptcy. Another \$1,157.20 in overpayments is included in the total amount. This leaves an outstanding balance of \$2859.35. This is an overall payment rate of 98%!

Covenants Update: BAM's recent drive through resulted in no new notices. We have 2 issues in the final letter state. One for the unapproved antenna and one for issues with the condition of the grass in the yard. Hearings will be the next step. Bob A. reported 2 new ARC request for a backyard fences requiring Board approval. The fences were approved by the Board. Bob also informed us of the trees that will be removed as part of the new homes being built on McKee Road.

Follow Up/Issues:

- **Website redevelopment:** Shannon reported that she needs to spend some time with Patrick to finalize the website.
- **Pool Rules Signs:** Patrick will send a contact to Mickey to print new pool signs. This led to a discussion concerning how old someone has to be to bring guests or siblings to the pool. Mickey will check with our attorney for the legal assessment of this issue. A change in the age required to bring siblings or guests to the pool will not be implemented until the 2019 pool season.
- The distribution of information about new residents seems to be working fine at this time.
- The agenda for the Community Meeting scheduled for July 29 was reviewed. The agenda was updated with points about the sidewalk lights, collecting resident information for the website, and letting residents know the cable TV service for the clubhouse has been cancelled. With those additions the agenda was approved.
- An issues was discussed about one of the CPM lifeguards. Mickey informed us that the unprofessional behavior of the lifeguard resulted in her termination of employment by CPM. Otherwise, CPM has done an above satisfactory job this summer.
- A short discussion was held concerning the request by residents to add WiFi to the clubhouse. It was agreed by the Board that the technical support of the WiFi at the clubhouse would be unachievable and therefore the Board rejected the request to add WiFi.

Board Projects:

- Clubhouse sidewalk lighting: Mickey is going to obtain quotes for the installation of sidewalk lights.

Upcoming Dates: The next board Executive Session will be held August 22nd. Pool closing party will be held on September 3.

The board adjourned at 8:05 PM.

Meeting minutes submitted by Rick Gemereth, Board President.