**PHCA Community Meeting Minutes**

**January 26, 2020**

The Providence Hills Community Meeting convened at 7:00pm, Sunday, January 26, 2020. The meeting was attended by residence and board members: Rick Gemereth, Shannon Curtis, Bob Arnet, Andy Grindstaff, Patrick Godwin and Mickey Bumgardner with BAM.

1. Welcome

Current board member introduction, BAM and attorney (Attorney: Chris Carontine).

1. Community Financial Review / Other Financial Related Topics
	1. 2019 Results – Overall yearly due collections up. (Increased income due to liens / dues collected.) Clubhouse rentals down.
	2. Resident discussed speed bumps breaking up; who is responsible party. The board will continue to monitor.
	3. Clubhouse sidewalk path lighting still pending. 10K is the current quote, however, it was suggested we look into solar lighting.
	4. Parking lot gate / security revisited. The difficulties of installation and ongoing maintenance were discussed. The board has received quotes.
	5. Board will look into repairing slides and any other playground vandalized equipment.
	6. The neighborhood does not anticipate any costs for McKee entrance maintenance.
	7. Residents requested a 5 and 10 year large project plan. The board will distribute a major projects list and include current project life expectancy where possible. This will be available at the next Board meeting in February.
	8. Going forward the board will post balance sheet along with meeting minutes.In addition, the board will consider sending a quarterly email with important updates.
	9. 2020 Budget reviewed
		1. .Pool expenses increased because in 2020 there will be an extra 7 days of operation.
		2. Replacing ping pong table.
2. Project Review
	1. 2019
		1. Pool Shade
		2. Clubhouse A/C
		3. Message Boards
	2. 2020
		1. Pool leak repair
		2. Pool Deck repair – Discussed quotes, soliciting additional quotes. Project timeline will correlate with pool opening.
3. Committees - As has been done after last several Community Meetings, an email will be distributed asking for any additional committee ideas. The following were suggested . . .
* Resident Committee
* Neighborhood Clean-up / Maintenance Committee
* Adult Social – Sharon and Taryn will coordinate with Amy to create a spinoff**.**

Existing Committee Review

* 1. Welcoming
	2. Holiday Decorations – Hyman Family was thanked and will continue to lead committee.
	3. Children – Cynthia provided dates. (Spring April 4, Halloween Oct 24, Holiday Dec 12)
	4. Family / Pool Social – Rick will get dates from Amy, Committee lead.
1. Open Discussion
	1. Monthly Board meetings – All residents are welcome to open sessions during the initially portion of the monthly meetings. Meetings are generally held 4th Monday of every month at 7pm at the clubhouse.
	2. Social media – Akash will continue to publish on Insta.
		1. Akash will be the Manager of the FB community page, however, he needs access to personal FB page contacts. Shannon and Patrick will report current access issue to FB.
	3. Residence brought up a directory. The board will discuss privacy issues, logistics, etc. at next board meeting.
	4. Residents suggested clubhouse decoration updates. Suggestion will be added to future project list.
2. 2020 Board Elections – It was determined that there were not enough residents present in order to be considered a quorum. According to our community by-laws 25% of homeowners must be represented to conduct an election.

Moving forward, there are 3 options . . .

* + - * Reconvene in 5-30 days in hopes to reach a quorum. All current attendees are considered “present”.
			* Current members stand for the next calendar year.
			* Amend bylaws to lower quorum or to change procedure all together. It was not recommended to make this change in the middle of an election.

Residence voted by 50% to reconvene on February 23rd for election / voting. The board will re-advertise event.

The Community Meeting adjourned at 8:40PM. The next gathering, for the purposes of voting, will be held on February 23rd at 7pm at the clubhouse. The next board meeting will be on Monday, January 27th at 7:00PM.