**Board Minutes**

**Providence Hills HOA Board of Directors Meeting**

**July 15, 2024**

Meeting Location: Clubhouse (2663 Providence Hills Drive)

Participants:

Present: Taryn Burns, Jose Diaz, Andrew McDermott, Mark McKain, Mujeeb Shah-Khan

Absent: None

Guests: Jaime Williams (Bumgardner Association Management), 0 residents

Board Meeting

1. Call to Order
   1. The meeting began at 6:08 p.m. by Jose Diaz.
2. Roll Call
   1. All are present.
3. Approach
   1. A conversation took place about how we want to devise this approach. Is the initial focus to plan the needs and monetize from there, or replenish the reserve fund first?
4. Revenues
   1. Nonresident Pool Membership  
      We could think about something like we allow up to *10* (ex.) households to have this membership. 10 could = $6,000 additional revenue/year.  
      Would need to consider CPM insurance needs, rules set for nonresidents, marketing (ex. HOAs only of nearby residents)
      * Sardis Forest: $100 application fee, $580 dues, $520 initiation fee

Hampton Green: $650 dues

* 1. Special Assessment  
     We spoke about the idea of it additional funding needs through special assessment are necessary to accomplish what we want to achieve. We will speak to this at the July Community Meeting.

1. Pool Entry
   1. We spoke to Colleen from Carolina Pool Management. Round key fob works best. Gates would need to be changed to implement something like this. Access can be limited by fob, location, time.
   2. Colleen from Carolina Pool Management mentioned our pool deck access issues are not unique here.
   3. In general, key fob access systems cost $15,000-25,000. In conjunction with nonresident pool memberships, costs could be recouped within two years.
2. Pool Pass Feedback
   1. We reviewed feedback presented by Tyler, lead lifeguard at our pool this summer.
3. 2025 Budget Planning
   1. The Board will conduct a review of each expense type. This will start by analyzing what the expenses are right now.
   2. Timeline: Review September-October, Board vote November, Approval and notification by December 1.
4. Security
   1. We will assess the security in conjunction with the key fob.
5. Announcements
   1. The July Community meeting is scheduled for July 21 at 6 pm at the Clubhouse.
6. Adjournment
   1. Mujeeb made a motion to adjourn the meeting.
      * Seconded by: Andrew
      * Vote: Andrew, Taryn, Jose, Mujeeb, and Mark all voted in favor. No dissent or abstains.
   2. The meeting ended at 8:16 p.m.