

.HOMEOWNERS ASSOCIATION BOARD MEETING
OCTOBER 12, 2020

ATTENDANCE: Judy Berube, Karen Grant, Shirley Hosner, Pat Hess, Gary Mrowka
PHONE: Dave Murosky
ABSENT: Gary Mohler

PLEDGE OF ALLEGIANCE

PRAYER: Judy Berube

PRESIDENTS REPORT: Judy Berube reported that the clubhouses are still closed and outside activities are open to play. Pools are still for homeowners only. There are three positions open on the board. If interested please sign up at the office or get in touch with Richard Ackerman by November 20, 2020. We will have our November garage sales but no bake sale or hot dog sale.

TREASURER REPORT: Shirley Hosner reported:

Bank Balance as of 9/30-20	\$161,926.52
Reserves as of 9-30-20	324,654.03
Activities as of 9-30-20	35,988.23
Golf Course as of 9-30-20	14,148.27

Shirley asked for a motion to accept the treasurer report, Pat Hess made a motion that we accept the report and Judy second it. Approved by board members. Shirley also asked the Activities Committees to decide what they want to do with their money, as we need to get the amount down so we don't pay taxes on it.

SECRETARY REPORT: Pat Hess asked for a motion to accept the secretary report as written from the September HOA board meeting. Judy Berrube made a motion to accept the minutes and Karen Grant second. Board approved.

ARCHITECTURAL REPORT - Pat Hess reported a lot of things being done to improve the homes in our park, solar panels being put in, painting of both homes and driveways, new roofs, and additions onto the homes.

RULES & REGULATIONS - Pat Hess reported that we now have two active people who are taking care of violations and sending letters. If you have received a letter, please take care of the issue, if you receive two letters, we have the right to correct the violation and you will be charged.

BUILDING AND GROUNDS: Report given by Karen Grant. We had 4 situations where people had to be rushed to the hospital and the emergency information in their file was not up-to-date or their contact was out of state. We need to have this information and someone such as a friend or relative that lives here to contact. Please make sure the emergency paper is filled out properly and put in your file. The form can be picked up at the office. Vials of life are available.

Pools are open and completed, repaired and painted, we want to thank Lori and Jim Valentine for all their hard work along with the other volunteers that gave their time and effort. .Parking lots will be done on October 14th. They will be resurfaced and will not be able to be used for 3 days.. Two new fans have been purchased for the patio, the old ones are not working. A new drinking fountain has been purchased for the Blvd. clubhouse. There has been talk about sprucing up the front entrance to the park, we would love to have suggestions from our people, One of things we are looking at is carts such as the ones at the "19th HOLE". Please let us know what you think. The A/C for the weight/workout room will be purchased. New fountain for the pond at Challenger is being looked at. Common grounds around the horseshoe area will have sprinkler system installed. Money being donated from the Dauber Diner. Painting of the patio gerters. This was done by Dave Richardson and appreciated.

Gary Mrowka made a motion to rescind the vote for the air conditioning unit that was voted on at the last HOA meeting due to new information that he would like to submit to the board on a split system. After much discussion, Karen Grant seconded the motion. The vote was rescinded because Gary has two new quotes to give to the board to consider. Karen said we would take a look at them and decide at the next meeting which way to go.

GOLF COURSE: Dave Murosky said they are once again selling "raffle tickets" to win a year of HOA dues paid. The cost of the ticket is \$20. Ken Deboz is selling these and they can also be bought at the pro shop. Ken Getloff has joined the golf committee and we want to welcome him.

OLD BUSINESS: Judy said the main thing is opening up the clubhouses. Gary Mrowka suggested we form a task force to investigate Covid-19 situation. Judy said outside activities can be played. Gary said the task force could gather information. Gary made a motion that we form this task force and Pat Hess second it. After more discussion, Pat Hess rescinded her motion due to not having enough information as to how and what this "task force" would be doing.. Karen reported about the movie crew that was given permission to come into our park and do filming. There were about 20 of them and they had a paper giving them permission from the county to come in and film for a documentary. Karen has since tried to get in touch with the person that's name was on the paper, however, she has not been able to contact him yet. New lighting and ceiling have been done in the library and looks beautiful. Garage Sale people will be asked to wear masks when entering the community. Election nominees must sign up by November 20th. There are 3 positions available. The workshop in the compound is now available for use by our homeowners. You need to fill out a form, which is available at the office or from Judy Berube, this form must be completed before you can have use of the workshop.

NEW BUSINESS:

Carpeting in the Challenger clubhouse needs to be replaced, and the area of carpet that is sticking out would be replaced by laminate instead of carpet. Painting of the inside of Challenger clubhouse needs to be done as well. A meeting of the Bldg. & Grounds Committee should take place next month. There will be a board available to vote on carpet by the people of the park. This will be available soon. Workshop in the compound is available for homeowners to use. You must sign up at the office or get in touch with Judy Berube.

Gary brought up the usage of Zoom for the meetings. It was suggested that we take a look at several types of systems that can be used for the meetings. Gary said there are a lot of our people that are unable to make it to our meetings and can partake in this manner. One of the systems mentioned was WEBEX. Gary has a list of systems. Gary made a motion that we look into the use of one of these for our meetings. Karen second the motion. Judy said we need more control on it. It was suggested that we get in touch with a few vendors and let them come and give us a demonstration on how it is used. First motion was revised and the new motion was voted on and approved by the board.. It was stated by Dave Murosky that we would not be able to use this procedure at the November meeting. We would not have enough time to have demonstrations set up, as our clubhouses are closed and our park is not allowing outsiders in.

Budget meeting will be October 21, 2020 at 1:00 PM. - Winter games will be discussed next month. Suggestion for a drop box accessible from the outside as well as inside so people can drop their payments, etc. off.

Judy made a motion that the meeting be adjourned, Pat second the motion.

ADJOURNED.

Respectfully Submitted,

Patricia Hess, Secretary of HOA Board

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