

July Butler Springs HOA Board Meeting Minutes

The meeting was called to order on July 20, 2021 at 630pm by Linda Beck, HOA President.

Members present: Linda Beck, President; Michelle Garza, Vice President; Bob Bartoldus, Treasurer; Mary Ann Caldwell, Pool Cmte Chairperson; Cindy Brown, ACC Chairperson; Sandra Taylor, Secretary and Landscape Cmte Chairperson; and Bridget Allen, Member at Large.

Minutes from the April meeting were read by Sandra Taylor, Secretary.

Pool Committee (Mary Ann Caldwell)

- the camera is working at the pool but can only be viewed at the pool and not remotely.
- internet service is working at the pool, not remotely.
- IP address is not recognized. Michelle and Cindy will assist in getting the IP address

Vice-President (Michelle Garza)

- issues with the DoorKing system have prevented her from issuing pool cards in a timely manner. She has reached out to DoorKing's Customer Support and hopes to have the system working. The VP also suggested a second phone line but, after some discussion, it was decided that is not the issue.

ACC (Cindy Brown)

- letter sent to one house regarding their camper parked in the driveway. There are three houses in the subdivision that own campers. A "heads up" letter to be sent to all three that they must notify the ACC if they need to park their camper overnight on the property (ie., loading, unloading). Violators will be sent an invoice for \$25/day, beginning on the first day.
- the Yard of the Month award program will resume. Gift card amount will be \$25.
- Mary Ann stated, per HOA guidelines, the only signs permitted posted by homeowners are "For Sale" and legal notices. Other signs should have approval from the ACC (ie. contractors).
- ACC Chairperson offers to donate postage from her home-based business to the HOA!

Landscape (Sandra Taylor)

- Juan at Yard King was contacted regarding the sprinklers "malfunctioning". He suggests replacing the Controller vs installing a new system. Controller is \$250. HOA board agrees to have the Controller replaced. The Chairperson will contact him to replace ASAP as the water bill for the Loganville entrance is very high.
- the dead bushes around the pool area will be pulled out within a week.
- weeds growing through the pine straw at the entrances have been sprayed with a pre-emergent. Juan was advised that some will need to be hand-pulled.

Treasurer (Bob Bartoldus)

- the HOA accounts are in "good shape". HOA is still collecting income and should be at approximately \$70K by the end of the year.
- only 7 homes left with outstanding HOA fees, down from 14 as of the April meeting.
- the company that services the dam recommends fixing the spillway. HOA should do this within the next year. Stone is needed for protection against erosion.
- the pool house still needs electrical work. HOA President would like to keep the work with the same electrician.
- the water heater at the pool house is "original" and should be replaced.
- some repairs are still needed in the pool house: better lighting in bathrooms (per Mary Ann) and HOA President suggests refurbishing the pool house.
- tennis courts - ideas for repurposing the courts include a multi-purpose area (half tennis court, half pickle ball court) or a pavilion with covered play area. For safety and insurance purposes, parents should be with their children in the area. A suggestion was offered by Sandra Taylor to leave the fence up and install a card reader for entrance so that parents are present and prevent use by non-residents.
- Old Loganville Rd. entrance to the subdiv still budgeted for additional landscaping to bring it on par (or close to) with the Beaver Rd. entrance.

Sunshine Committee (Bob and Jill Bartoldus)

- 4 new homeowners (one owner is a company that will rent the house); 1 house - sale not finalized as of this writing.
- as of this writing, contact (greeting) has not been made with the new owners.

Meeting adjourned at 732pm.