

Hobson West Board Meeting Minutes March 10, 2015

Present: President Jerry Staraitis, Treasurer David Cook, Tennis/Concessions Diane Bates, Membership Jen Nagle, Pool Operations Susie Kursar, Grounds/Insurance Mark Storey (excused), Secretary Paula Fraser

17 homeowners in attendance

Meeting called to order at 7:05 pm

President's remarks: Jerry Staraitis

Thank you to all residents for maintaining curb appeal throughout the subdivision.

Discussion on capital reserve, capital expenditures

Have contracted with Reserve Advisors, who will conduct a capital reserve analysis for future planning.

Homeowners are encouraged to inspect sump pump drains to make sure they are not draining onto sidewalks or common paved areas. Be sure to install and inspect your basement drain alarm.

Check ash trees for evidence of the borer – the City treats the parkway trees, but not those on private property. Infected, untreated ash trees are a hazard and should be removed.

Acknowledgement of current and past Board Members

Establishment of two marathon cheering groups and drive-by Santa program by Gill Brooks

2014 accomplishments:

- Pool and tennis programs excel.

- New signs have been installed

- Better organization of Board processes and procedures ensure smoother transition for officers and directors.

- AED has been installed at the pool and guards were trained on usage. The Ellis program continues to improve pool safety.

Priorities for 2015:

- Will enact a major sign up campaign to improve electronic communications and reduce mailings

- Continue and expand Ellis certification at pool

- Replace aging pool equipment

- Study and hopefully correct pooling problem in grassy area by pool

- Windscreens for tennis courts and swimming pool fences

- Examine need for security cameras and pool check-in

- Maintain landscaping in common areas

- Increase maintenance of club house, replacing some wood and painting as needed

- Work to create a committee to rewrite by-laws

Secretary: Paula Fraser

- Yahoo group: 192 members

- Plans to gather majority of homeowner emails for communication purposes through block captains

- Facebook page

- Need someone to take over social media – Ashley Cook

- Discussion on gathering emails and block captains

- Motion made to accept the minutes from last year's annual meeting by Jim Cavanaugh, seconded by Pat McDonough, all approve, none opposed

Treasurer: David Cook

Review of budget
Assessments being paid
Discussion on professional and bank fees
Discussion on budget items
Working with Susan Lewis accounting firm, regarding QuickBooks, changing tax status.

Director's Reports:

Membership: Jen Nagle

Will be working on the new directory
Obtaining emails from block captains to better communications
Social events: Kathy Highhouse will help with Easter Egg Hunt
Santa Drive-by and Marathon cheering will continue
New social events will be incorporated
Non-residents for swimming: number will have to come down through attrition.
Question re welcoming new homeowners – block captain duties
Increase block captain participation and appreciation
Discussion on swim team members vs. non-resident members. Pool capacity factors in how the number of non-residents are calculated.
We have a very large wait list, and a suggestion has been made to raise the non-resident rate

Tennis and Concessions: Diane Bates

Getting a new tennis pro – Lisa McAlpine
No start date yet but will be one of the first weeks of June
Replace some of the windscreens
Repairs to tennis surface as required
Tennis registration will begin after swim team has finalized their schedule
There is the possibility of adult play and drills if there is interest – please let the Board know
Question – about a sand volleyball court – we actually have one but it needs more sand. It is outside the back tennis court. It needs to be renovated.
We had very good participation this last year with tennis and hope the trend will continue
Question – could there be a couples social event for tennis or a tennis tournament? We would be happy to help someone if they want to organize this.
Concessions: pretty close to zero waste last year. Leftover juice packs were used at the picnic.

Pool Operations: Susie Kursar

Tennis tournament would be wonderful – suggestions and help from homeowners welcome!
73 more days until open: May 23rd
Keith Hermann will be back, Brian the assistant mgr will not
Pool painting – saved quite a lot of money by getting better bids.
Need a new manifold in pit
Will need rotting wood replaced on clubhouse, then painted. Will get more bids
Paint concession and shed, deck boxes
4 new picnic tables
Need two more trucks to pick them up to save on shipping. (Sally Parker volunteers)
New blue deck chairs (48 upright, 86 chaise lounge) and pedestal tables and umbrellas coming
Need a few more guards, will be interviewing.

Will continue with Ellis training. There is a surprise inspection, which we passed in excellent manner.

Will be changing adult swim schedule – with 2-3 dedicated lanes with concurrent open swim. More swimming available. See the schedule on our website.

Some rule changes – adults may bring children and grandchildren. If you stay with them, the guest fee will be waived.

More stringent check-in for guests

Comment: old chairs can be sold to residents

Jim Cavenaugh: our foreclosure rate is 1/3 of 1%. This is very low compared to other subdivisions. Our assessment collection is at a very high rate. Only 2 or 3 properties that did not pay in any given year. (Jerry especially recognizes and thanks Sally Parker for her diligence in this regard, contacting late payers and making sure assessments were paid.)

Grounds and Insurance: Mark Storey

No report

Questions and comments:

Q: any possibility to extend the berm on 75th street?

A: Jim Cavenaugh states that it would require state and county approval and he feels it would never be addressed. Intersections will be expanded near our subdivision and this may affect this anyway. (Extra turn lanes at 75th and Rickert)

Q: Of interest to residents: Park District will tear down the barn. Sportsman's Club remediation finished. Fewer trees will be planted.

Motion made to adjourn the meeting by Rod Randall, seconded by Jim Cavenaugh, all in favor, none opposed, meeting adjourned at 8:46 pm

Respectfully submitted by Paula Fraser