

HOA Board Meeting — Annual Meeting

2023-03-14, Municiple Building, meeting room A

22 attendees

All board members present: Sherri, David, Zach, Rose, Diana, James and Chris

- 7:03 motion to start
- Introductions: President Sherri Pipala introduces new and existing board members: David Cook, treasurer; Zach Kain, vice president/pool operations; Diane Bates, tennis/concessions; Rose Grimm, social; James Risley, secretary/membership
- President overview
 - Continued operations with new Membership system
 - Staff shortages and concerns
 - Security and trespassing issues
 - Social response at all time high
 - Back to full operations at Pool & Tennis
 - New Pool Manager
 - Traffic study
 - Shiloh and Gartner: new flags installed, city study did not find that anything additional should be done
 - West and Williamsburg: city does not use stop signs to slow down traffic, suggests crossing at Emerald and West.
 - West and Gartner: Investigations are ongoing, median nose will be extended to protect pedestrians
 - Request will be made with the city for speaking at next council meeting to address our concerns
- Financials
 - 2022 revenue was up from 2021 and over projected budget
 - Expecting higher income in 2023 due to assessment increase, higher level of non-resident members at pool
 - Salaries were higher in 2022
 - 2022 contribution to reserve was \$54k
 - Locker room and light fixtures were updated last year, projects came in under budget
 - Pool pump was an unexpected cost
 - This year, plan to review roof, pavement, sidewalks and concrete deck, update pump controller
 - Reserve balance at \$543k
 - 99.8% of dues collected in 2022
- Pool operations and grounds
 - New pool manager intro
 - Updated security at pool with cameras and motion sensors
 - Advanced purchase of supplies amid supply chain issues
 - Lifeguard hiring
 - Trimming of trees around pool and common areas. Includes removal of dead trees

- Social
 - Last year's events
 - Egg hunt
 - Pool opening ice cream social
 - National night out
 - Back to school lunch and brunch (adults only)
 - End of summer annual picnic
 - Trunk or treat
 - Neighbors at Your Neighbors holiday party
 - Potential additions for 2023
 - Little neighbors play group
 - Movie night at pool
 - Sunrise yoga at pool
 - Craft beer night
 - Neighborsgiving or porch/deck crawl
 - Looking for other assistance on social for more events
- Tennis and concessions
 - Looking for new tennis instructor
 - Will communicate need with HOA Facebook group if current leads fall through
 - If no instructor is found, tennis may not happen this year.
 - Looking at concession outsourcing options for more food choices and control of inventory
 - Potential to allow members to add money to account in esoft for paperless checkout
- Communications and membership
 - Still using esoft as primary communications tool with members
 - Members need to ensure that the "Promotional Email" checkbox is marked so they can receive emails from the board. This is a legal requirement.
 - Directory Spot is back up and running. Use this to meet and contact your neighbors.
 - Membership system is being updated to allow members to pay online for things like concessions, guest passes and lessons.
 - Non-resident members have been asked if they are returning, most are. Will backfill those non-returning slots with waitlist.
 - Waitlist currently stands at 93 non-resident families
- Q&A
 - How do I get notifications and email?
 - You need to ensure you have an account and the "Promotional emails" checkbox is marked. If you don't have an account, email secretary@hobsonwest.org
 - How is the money stored?
 - We are exploring higher interest options. Currently stored in two bank accounts to maintain FDIC insurance.
 - Planned professional fees are up this year
 - Reserve study is coming this year, added new security system that has a large one-time cost

- Can we add solar lights to detect motion and deter break-ins?
 - Concern about shining lights into surrounding resident homes. Will explore after room assessment is completed
- Plans to repair woman's shower?
 - Will be on the list for pool opening this season. Low usage.