

FCE HOA Meeting 7.13.17
Meeting from 7:30 – 9:00 p.m.

I. Call to Order

II. Verification of Quorum

Attendees: Chris Jewett (President), Maria Little (Treasurer), Angela Brown (Vice President), Tim Stacy (ARB), Dave McGraw (Common Grounds), John Korb (Webmaster), Mike Krzykowski (Tennis)

Homeowner: Marshall Chapman

Missing Board Members: Dave Hardin, Paul Trkula

III. Old Business

Homeowner Tree Complaint/Common Ground Tree Removal

A tree complaint from a homeowner was reviewed with the common grounds chair and an arborist and no immediate threats were found (with respect to common grounds). Remediation of any kind would also be most cost-effective during the winter months.

Reserve Study Options

Pricing and a scope of work were shared with board members in advance. Given the small price difference between options, a consensus was reached regarding having a more detailed study. Although we have not budgeted for this item, there is currently a \$9-10k surplus from summer pool memberships that we could draw from in order to cover the cost of a more comprehensive study. A structural engineer would also be brought in to review the impact of creek erosion on the pool.

A vote was taken to commission a detailed reserve study and was unanimously approved.

Pool Electrical System

Last summer, an electrician was paid \$1k to fix the lights around the pool; that expense was repeated this year. It has been discovered that the lanterns are not uniform (they have been replaced piecemeal at some point); light poles are different sizes; some cannot be accessed; and functionally, our posts are at the end of their useful lives.

A “big picture” approach is needed – the pool parking lot and tennis courts have become places for people to congregate after hours. If we need to replace lights any way, it would make sense to run additional lights as deterrents for loitering. We need to determine whether it will be most cost effective to replace or simply update the lights. It was also noted that if new lights are installed around the basketball court, a fence should be installed at the same time (if we choose to install a fence).

First we will need to see how the pool equipment plays out in terms of cost. Crystal Aquatics has not been proactive in maintaining the pool. The CAT controller needs to be replaced in the wading pool and the pump room HVAC needed to be replaced.

The need for an adjustment to the East pavilion to address birds was discussed again. Remediation is still planned but the project will need to be completed after the end of the pool season. In the fall, the pool will be covered (which will be mitigate dust and debris) and it can be easily handled in-house (rather than outsourced for a high cost).

IV. New Business

Financials Review

20 new summer members were projected for referrals and achieved at \$1,900. Summer member revenue was at approximately \$39k at the time of the meeting, with \$28k budgeted for the current fiscal year. All other line items are solid, although we will likely be slightly over budget for office supplies this year due to pool management by a small amount (approx. \$200).

There are nine accounts that are past due. The President recommends asking GHA to send more demand letters. A round went out May 1, and the goal is to have the next round out by August 1 with a September 1 deadline. If payment is not received by September 30, for people who are a year or more behind, they will be turned over to our attorney. It was noted that the demand letters are working – many people are becoming current, which leads us to believe that there are people who did not know they had missed a payment prior to receiving a letter.

Pool Administration

An item noted to change in the future for pavilion reservations is to change end times for private events. Parties with 9:00 p.m. end times tend to trigger overtime from Crystal Aquatics as parties wrap up. Private parties will need to end before closing with late charges to accrue after 9:00 p.m. to cover overtime for lifeguards.

National Night Out

We are partnering with Middleridge this year for National Night Out on August 1. The Boy Scouts will set up a booth for FCE. The event will give us valuable exposure to local politicians, which will be beneficial as we pursue creek erosion issues in the future.

Movie Night

Movie Night will take place on the Saturday of Labor Day weekend inside the pool boundary. The screen will be behind pool house. The swim team will host a snack bar (there will be no tax liability in this instance).

Adult Social

Many people are interested, but no one wants to take ownership of planning.

An idea: have an event the weekend after Labor Day for new homeowners? We will need to keep the pool open for an additional week at an additional cost. There is a clause we can execute – President is looking into it and will report back.

Miscellaneous – after last whistle on closing day have a doggie splash for dogs. Vote taken and approved without opposition.

Wifi

We have encountered a number of barriers to installation with Verizon. The largest hurdle has been to create connections for the pool house since we are covering new territory. There is a 2-year agreement that can be put on hold at any time while we would only pay the taxes. The goal is to get the wifi installed within this calendar year.

We may need to purchase our own wifi device (\$300-400).

Homeowner Forum

It was noted that homeowners should be reminded of County regulations regarding rentals and stipulations regarding capacities. The President to send an email to homeowners.