**Open Session Board Minutes**

**Providence Hills HOA Board of Directors Meeting**

**September 25, 2023**

Meeting Location: Clubhouse (2663 Providence Hills Drive)

Participants:

Present: Bob Armet, Jose Diaz, Andrew McDermott, Mujeeb Shah-Khan (until 8:20 p.m.)

Absent: N/A

Guests: Mickey Bumgardner (Bumgardner Association Management), 10 residents

Board Meeting – Open Session

1. Call to Order
	1. The meeting began at 7:00 p.m. by Jose Diaz.
2. Roll Call
	1. All are present.
3. Reading and Approval of Minutes
	1. The August meeting minutes have been approved.
4. Reports of Officers
	1. President (Jose Diaz)
		* No update.
	2. First Vice President (Mujeeb Shah-Khan)
		* There was an unfortunate passing of a resident since our last meeting. We will keep them in our thoughts and prayers.
	3. Second Vice President (TBD)
		* N/A
	4. Treasurer (Bob Armet)
		* No update.
	5. Secretary (Andrew McDermott)
		* Emails constant at 96%+ of houses
		* Nuts and Bolts letter onboarding/operations letter going to committee chairs
5. Reports of Committees
	1. Adult Social Committee (Sharon McGowan)
		* Next event: Music Bingo! September 30 at 7 pm at the clubhouse. May postpone if cannot get volunteers; will send out an email to ask for RSVP.
		* Chili cookoff is October 21. A band has been booked!
	2. Architectural Review Committee (Bob Armet)
		* Some trees were taken down on Donnelaith.
	3. Children’s Social Committee (Katie McDermott)
		* Rubber Duck Rodeo was held on September 4.
		* Next event: Halloween Parade & Festival: October 28, 1 pm. Holiday decorations committee will coordinate the clubhouse decorations.
	4. Community Social Committee (Amy Gemereth)
		* Held Labor Day Barbeque on September 4.
		* Next event: Memorial Day Cookout, May 27 12-2 pm.
	5. Holiday Decorations (Liz Thomas)
		* There are now banners on the clubhouse!
		* All winter holiday decorations will be up the weekend before Thanksgiving.
	6. Neighborhood Message Boards (Cyndi Shah-Khan)
		* Cyndi is our new chair. Welcome Cyndi!
	7. Pool Committee (Jessie Alkemeyer)
		* Looking at a digital pass system for next year. This would require an internet connection.
		* The committee will get a few people who are interested to help vet out the options.
	8. Social Media Committee (Katie McDermott)
		* Our Facebook page is up to 173 likes and 214 followers.
		* Our Instagram account is up to 239 followers.
	9. Welcome Committee (Liz Thomas)
		* Fall Meet & Greet Event held on September 24. 48 people attended. Did name tags with addresses which helped people connect.
		* Next event: Winter/spring Meet & Greet Event
6. Old Business
	1. Maintenance Work
		* Automated External Defibrillator (AED)
			1. AED has arrived. We need to decide where in the clubhouse it will go for the winter.
			2. Looking at AED training this fall. We will follow up with Carolina Pool Management as another option for training.
		* Electrical
			1. The pool house GFI circuit and entrance lights are fixed.
		* Basketball
			1. All three nets were replaced in early September.
	2. McKee Road Sidewalk
		* No update from Colliers Engineering.
	3. Speed Trailer
		* No update from CMPD vendor.
	4. Change Quorum Threshold
		* We need to get it re-notarized, in a black stamp, and submitted back to the attorney. The blue stamp was rejected by the court. Jose and Andrew will have this done over the next week.
	5. Code of Conduct Update?
		* A lot of feedback has been received. We will continue to collect feedback and present it at a future meeting.
7. New Business
	1. Pool Contracts
		* Replacement of Wading Pool Cover: $2,894
		* 2024 contract: $57,170
		* Resurface: either $48,846 (main)/$3,827 (wading) or $54,317 (main)/$4,256 (wading)
		* Accept drains/sumps for VBG compliance: $1,500 (discounted price with resurface)
		* Purchase of vacuum: $1,650 (note: this is the one discretionary item that could wait)
		* Motion made by Mujeeb Shah-Khan, seconded by Jose Diaz, to move forward with the following:
			1. Authorize the 2024 contract with Carolina Pool Management
		* Motion made by Mujeeb Shah-Khan, seconded by Jose Diaz, to move forward with the following:
			1. Authorize the wading pool cover through Carolina Pool Management
		* The board will obtain additional information about the following items and follow up at a subsequent board meeting:
			1. Pool resurfacing
			2. VBG compliance work
			3. Vacuum
	2. Board of Directors Vacancy
		* Questions
			1. Tell us about yourself. Who are you, what do you do, how long have you lived in the neighborhood?
			2. Why is joining the Board important to you?
			3. What role do you hope to play on the Board?
			4. Topics that come to the Board are often issues an do not have common agreement on resolution. Tell us about a time that you were approached about an issue, had to make a decision, and implement the decision – knowing there would likely be dissent.
			5. On occasion, you’ll be aware of an issue involving a friend or a neighbor and be asked to make a decision that might be adverse to your friend or neighbor. Does this make you uncomfortable? Could you set aside that discomfort to make a fair decision on behalf of the HOA?
			6. What else do you think we ought to know about you before we make a decision?
		* The candidates spoke in the following order, randomly drawn before the meeting:
			1. Taryn Burns - 3
			2. Mark McKain - 1
			3. Jodi Schutze - 4
			4. Eric Vogl – 2
		* The board will check-in on October 3 to determine if we will (a) call a special meeting to facilitate the vote, or (b) plan to facilitate the vote at the October monthly meeting.
8. Open Forum
	1. Eric Vogl presented the idea of networking with neighboring communities for buying power to reduce costs.
	2. Resident asked us to confirm if Carolina Pool Management is obtaining competitive pricing from contractors.
	3. Jessie Alkemeyer asked about if we could have swim team; the pool is 23 meters long, which is tool short.
	4. A resident asked about the investments of our reserves; with interest rates being where they are, CDs are having higher returns. We could further look at the diversification of our funds.
	5. Eric Vogl asked about if we have seen public transportation plans around the McKee Road extension. We will inquire.
	6. Gail Allocco addressed an inquiry about pool operations for 2024 as her children will likely be lifeguarding at our pool next year.
9. Announcements
	1. The October Board of Directors meeting is scheduled for October 23 at 7 pm at the Clubhouse.
	2. There are opportunities to get involved within the neighborhood. Inquire if interested!
	3. Two positions on the Board of Directors will be up for election on January 28, 2023. Inquire if interested!
10. Adjournment
	1. Motion to move to Executive Session made by Jose Diaz.
	Seconded by Bob Armet.
	Vote unanimous.
	2. The meeting ended at 8:36 p.m.