**Meeting Location:** Clubhouse (2663 Providence Hills Drive)

**Participants:**

Present: Liz Thomas, Mujeeb Shah-Khan, and Mark McKain

Absent: Jose Diaz and Maribeth Campbell

Guests: Jaime Williams

**Board Meeting – Open Session**

1. **Call to Order**

The meeting was called to order at 7:09 p.m. by Mujeeb Shah-Khan.

1. **Roll Call**
   1. Three members were present. Two board members were absent.
2. **Reading and Approval of Minutes**
   1. Not addressed.
   2. April 28, 2025, meeting minutes remain outstanding.
3. **Reports of Officers**
   1. **President (Jose Diaz)**

* Absent; no report.
  1. **First Vice President (Mujeeb Shah-Khan)**
     + Non-resident pool membership pilot program was postponed until the 2026 pool season.
     + The semi-annual board meeting will be held on Sunday, July 27, 2025, at 1:00 p.m.
     + The October 2025 board meeting will entail a budget discussion for the 2026 calendar year.
     + An email will be sent to all residents reminding them of the need to pick up fobs prior to entering the pool on May 24.
     + The Board anticipates maintaining a 5% increase to HOA dues for 2026.
  2. **Second Vice President (Liz Thomas)**
     + No report.
  3. **Treasurer (Mark McKain)**
     + No report.
  4. **Secretary (Maribeth Campbell)**
     + Absent; no report

1. **Reports of Committees**
   1. **Adult Social Committee (Sharon McGowan)**
      * Water aerobics starts on June 5 at 7:00 p.m.
   2. **Architectural Review Committee (Liz Thomas)**
      * Received 2 proposals submitted and approved.
      * All submissions have met the PHCA guidelines.
   3. **Children’s Social Committee (Katie McDermott and Shannon Vo)**
      * Not present.
      * Rubber duck party, Saturday, May 24 from 12 to 2 p.m.
   4. **Community Social Committee (Amy Gemereth)**
      * May 24 pool opening party; 12 p.m. to 2 p.m.; need to RSVP ASAP; please refer to the email sent to residents for further details.
   5. **Holiday Decorations (Liz Thomas)**
      * The clubhouse is decorated.
      * All decorations will remain in place throughout Labor Day.
      * Need volunteers for about 1-2 hrs. max.
   6. **Landscape Committee (Liz Thomas)**
      * Spring and summer flowers have yet to be installed.
      * Drainage issue by the pool; investigation underway.
      * Tree removal and stump grinding along Savannah Hills and in playground area.
      * A contractor has been identified to perform the grinding.
      * Motion to fund the stump grinding for $800.
      * Motion approved.
      * Residents are encouraged to advise Bumgardner of concerns with the decorum of the community.
   7. **Neighborhood Message Boards (Doug Smith)**
      * Vendor found to supply new message boards.
      * Residents are encouraged to advise the Board of message board concerns or needs.
   8. **Pool Committee (Jessie Alkemeyer not present)**
      * Met with Carolina Pools.
      * Shade area over children’s pool to be repaired.
      * The AED device will be moved to the pool area on Saturday, May 24 for the pool season.
   9. **Social Media Committee (Katie McDermott)**
      * No report.
   10. **Welcome Committee (Liz Thomas)**

* 3 houses have sold -1 located on Danhill and 2 houses on Walbrook.
* 1 house on located Savannah Hills remains for sale.
* A joint party with the kids social committee to occur early August 2025; more details to follow.

1. **Unfinished Business**
   1. **Non-resident Pool Memberships**

* Postponed until the 2026 pool season.
  1. Annual Dues
     + A 5% annual increase to annual dues will be implemented for 2026.
  2. Playground improvements
     + Existing equipment will be cleaned and/or painted.
  3. Tennis court improvements.
     + Crack repairs are under investigation.

1. **Open Forum**
   1. Homeowners discussed community decorum issues.
2. **Announcements**
   1. Next Board of Directors meeting: June 23 at 7 p.m.
   2. Volunteer opportunities available.
3. **Adjournment**
   1. Motion to adjourn and move to Executive Session at 7:55 p.m.; Approved unanimously.

**Board Meeting – Executive Session**

1. **BAM Report (Jaime)**
   1. **Dues Collection**: 97% of outstanding annual dues have been paid; 5 homeowners have yet to pay 2025 dues; reminders and final demands have been issued.
   2. **Special Assessment:** 95% of homeowners have paid the special assessment; 12 homeowners have yet to pay the special assessment.
   3. Homeowners are reminded that all dues, special assessment, and late fees must be paid in full in order to gain entry to community facilities, including the pool and tennis courts. Fobs will be activated once all outstanding costs have been paid.
   4. **Lien Status**: No current liens.
   5. **Hearings**
      1. June 2 at 6:00 p.m. HOA Hearing (2 hearings scheduled - mail box, and stains on the exterior of the home)
      2. Quorum needed for hearing
   6. **Drive-Thru Report** 
      1. As of May 19, 2025
         1. 5 first letters are outstanding;
         2. 1 second letter is outstanding;
         3. 6 final letters are outstanding; and
         4. 2 hearings have been scheduled.