**Board of Directors Meeting**

**Providence Hills Home Owners Association**

**July 27, 2020**

**OPEN SESSION**

The open session for the Providence Hills Home Owners Association Board of Directors Meeting convened at 7:16 p.m.

Board Members Present: Rick Gemereth; Bob Armet; Mujeeb Shah-Khan; and Patrick Godwin (joined at 8:00 p.m.)

Board Member Absent: Andrew Grindstaff

Guests Present: Mickey Bumgardner (BAM) and Brandon Vaughn (Carolina Pool Management – only for open session portion discussing pool issues)

1. Clubhouse – Discussion of extending closure into August, 2020.
   1. If State enters Phase 3, open Clubhouse August 17, 2020
   2. If State remains in Phase 2, Clubhouse will remain closed until August 31.
   3. **MOTION: Mujeeb moved to keep Clubhouse closed to August 17 (if NC enters Phase 3), with alternative of keeping Clubhouse closed to August 31 (if NC stays in Phase 2). Rick seconded motion. Vote was 3-0 in favor (Gemereth, Shah-Khan and Armet).**
2. Tennis Courts Nets – Cost to replace is $575.00. Vendor (Vin Powell of Court One) will get nets as quickly as they can. The replacement was approved at the October 2019 Board Meeting.
3. Community Meeting
   1. Meeting is scheduled for August 23.
   2. Should meeting go forward with mass gatherings restriction?
      1. Board discussed the idea that holding the meeting outside would be a good idea.
      2. Mujeeb noted could be held on pool deck or in parking lot
      3. Rick agreed with idea of holding outside
   3. Consensus is that the meeting should be held outside on the pool deck, weather permitting on August 23. Meeting will be limited to 25 attendees total in order to comply with Governor Cooper’s Executive Order. Residents will be asked to bring their own chairs.
   4. **MOTION: Mujeeb moved to hold a community meeting on August 23, 2020 beginning at 7:00 p.m. at the pool deck with attendees asked to bring their own chairs. Rick seconded motion. Vote was 3-0 in favor (Gemereth, Shah-Khan and Armet).**
4. Other matters
   1. Pool hours
      1. Community member contacted the Board by email asking if the Board would consider modifying the pool hours from the current two hour blocks to three hour blocks.
      2. Mickey agreed to check with Brandon Vaughn of Carolina Pool Management to see what could be done.
      3. Brandon Vaughn joined the meeting by phone. Rick explained the issue of the request to go to three hour blocks or discontinue cleaning periods in between black.
      4. Brandon advised the new Centers for Disease Control and Prevention (“CDC”) guidance advised that the pool could be kept open for full days with no need for cleaning breaks. Also, Brandon understood that in the absence of gross negligence, neighborhoods would likely not be liable if residents contracted Covid-19 and claimed that the infection originated from the pool. The key is the neighborhood could choose to keep the pool open full hours during the day.
      5. Also, Brandon suggested that if the neighborhood wished, the pool season could be extended through the end of September. However, with many lifeguards in high school, the neighborhood would not be able to have the pool open fully during the day. Another option for the neighborhood would also be to operate the pool without any lifeguards and have residents swim at their own risk.
      6. If the HOA Board wished to extend the season and eliminate the cleaning breaks, then the schedule would look like this through September 27:
         1. **Wednesday July 29th through Sunday August 16th**  
            Monday-Saturday: 10am-8pm  
            Sunday: 11am-7pm  
              
            **Monday August 17th-Monday September 7th**  
            Monday-Friday: 4pm-8pm  
            Saturday: 10am-8pm  
            Sunday:11am-7pm  
              
            **After that, only weekends (9/12-9/13, 9/19-9/20 and 9/26-9/27)**  
            Saturday: 10am-8pm  
            Sunday: 11am-7pm
      7. **MOTION – Mujeeb moved to eliminate the cleaning breaks and to have the pool open without interruption. Rick seconded.** **Vote was 3-0 in favor (Gemereth, Shah-Khan and Armet).**
      8. **MOTION – Mujeeb moved to extend pool season through September 27, under the normal schedule through August 16, the regular school schedule through Labor Day, and then weekends only from Labor Day to September 27. Rick seconded. Vote was 3-0 in favor (Gemereth, Shah-Khan and Armet).**
      9. The Board also wanted to correct for the minutes the pool schedule that has been in place. At the May meeting, the Board advised that the Sunday hours would go to 8:00 p.m. However, the Board misread a memorandum from Brandon Vaughn that noted that on Sundays the pool would close at 7:00 p.m. The Board regrets the error as it ended up in communications to the residents as well as the signs approved by the Board.
   2. Poolside Yoga – Mujeeb had been asked to raise the issue of holding yoga at the pool deck.
      1. The Board was supportive as long as the yoga class only included residents
      2. The Board asked how many days a week would the class be held and at what time.
      3. The class must also meet the mass gathering limitations and social distancing imposed by Governor Cooper’s Executive Orders. Also the class members would need to bring their own mats.
      4. The Board is supportive of the class so long as the issues noted are dealt with.
5. Next Board Meeting will by Monday, August 24 at 7:00 p.m. Likely held virtually as NC will likely be in Phase 2 at that point.
6. Executive Session Call - After adjournment of this meeting, the Board will hold an executive session.
7. Adjournment – **MOTION: Mujeeb moved to adjourn the meeting. Rick seconded. Vote was 3-0 in favor (Gemereth, Shah-Khan and Armet) (Patrick Godwin joined the meeting as the Motion to Adjourn was being voted on and did not vote on the Motion).**

Meeting ended at 8:00 p.m.

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S. Mujeeb Shah-Khan

Board Secretary