**Board and Executive Session Agenda**

**Providence Hills**

**March 22, 2021**

Present (all by Zoom): Rick Gemereth, Johmar Roberts, Jose Diaz, Mujeeb Shah-Khan, Bob Armet

Guests (all by Zoom): Mickey Bumgardner, Patrick Godwin, Steve Cash, Breck Berkey, Andrew McDermott

Meeting began at 7:02 pm

1. Board Meeting
   1. Open Issue Status
      1. Damage to entrance sign – The PH resident who hit the entrance sign with his car has been contacted, but he has not sent the claim to his insurance carrier. Mickey is in touch with the sign company, and is working to get a repair quote. We intend to get the estimate and want to get the sign repaired as soon as possible. Key is the resident will either self-pay or send to his insurance.
      2. Pickle ball lining of tennis courts – The contractor pressure washed Wednesday and Thursday. Problem is they washed the court and then storms came. Mickey will check further. Portable net issue discussed as those nets might be shorter than tennis nets. Board wants to understand how portable nets will work.
      3. Little Free Library – Looks like ready to go. Karen Antczak purchased. She’s needing guidance on where it’s going. Rick will have Bob work with her on it. Thinking would go where mailbox used to be. Consensus of board to do so.
      4. Outstanding Mecklenburg County tax issue – Mickey reported in. Chris, our outside attorney reported that there’s no lien placed on the subject common property. He’s working with tax office to eliminate charges and fees. No foreclosure started yet. Chris will get back to Mickey.
   2. Clubhouse reopens – Board authorized reopening of clubhouse – once a week use with it cleaned in between on Wednesday. Once used, no use until they’ve cleaned. We require masks and social distancing and no more than 25 in the clubhouse. Mickey said five rentals scheduled starting in April. Folks need to bring own sanitation devices/wipes.

Andrew McDermott – asked about specifics concerning clubhouse as a new resident he doesn’t know anything about how to use, reserve, and what was available.

* 1. 2021 Projects
     1. Pool Deck – Is beginning this week. Will be ready for Memorial Day Opening.
        1. Pool lighting proposal – Estimate came back – 36,130 to add that. We’re deferring that project.
     2. Sidewalk Lighting – No update.
     3. Ping Pong Table replacement – No update.
     4. Parking Lot repair – No update.
  2. Next Board meeting Monday, April 26th, at 7pm. Plan to continue Zoom until everyone’s vaccinated or the pandemic is at an end.
  3. Open discussion

1. End of Board Meeting

**MOTION: Rick moved to adjourn meeting. Bob seconded motion. Vote was 5-0 in favor (Gemereth, Shah-Khan, Diaz, Roberts, and Armet).**

1. Executive Session – began at 7:25 pm
   1. BAM Report Mickey
      1. Financial report & dues payment status – Numbers are solid. Some expenses will show back up (clubhouse cleaning)
      2. Year to Date Financials/Dues collection Update
         1. 2021 Dues collections – 136 k budgeted 117k in. Deadline is end of March – so we’ll see most of that in. Dues is as expected. Generally a holdover until pool opens – as pool access is denied until dues paid – people finish up by pool opening.
         2. Lien status update
         3. Hearings – Have one that needs to be scheduled.
      3. Covenants & Clubhouse Mickey
      4. Drive thru report – There’s multiple mailboxes that need repairs. Those are being worked on.
      5. ARC Submittals (if any) Bob

Been a lot. There are a lot of projects going on. We have concerns that neighbors are not consulting other neighbors when they do their work. Have concerns that that needs to be addressed in the memo accompanying bylaws to neighbors.

* 1. Board position assignments All

President – Looks to continue to be Rick. Mujeeb wished to continue as Secretary.

Rick noted that communications – including monitoring emails needs to happen. Joe will take it on and try to share responsibility with Jomar. Need to make sure the mailbox is monitored. Bob will be treasurer.

Joe noted trash and condoms in parking lot and playground area. Asked if we have cameras up – answer was we do not.

* 1. Distribution of Covenants and Bylaws - status
  2. Other discussion points All

1. End of Executive Session

Mujeeb moved to adjourn. Jomar seconded. Unanimous. Ended at 8:07 pm.