**Open Session Board Minutes**

**Providence Hills HOA Board of Directors Meeting**

**May 24, 2021**

Board Attendees Present (all via Zoom): Rick Gemereth, Mujeeb Shah-Khan, Jose Diaz, Johmar Roberts

Board Member Absent: Bob Armet

Guests Present (all via Zoom): Andrew McDermott, Erin Schackman, Breck Berkey, Dana Neely, Miriam Gold, Steve Cash, Cynthia Shah-Khan

Meeting began at 7:03 p.m.

1. Board Meeting
	1. Open Issue Status
		1. Damage to entrance sign – status

Mickey Bumgardner reported that the repairs were being worked through. An update would be provided at the next meeting.

* + 1. Pickle ball lining of tennis courts

The lining project is complete!

* + 1. Little Free Library Rick

Rick Gemereth reported that the project is complete!

* + 1. Outstanding Mecklenburg County tax issue

Mickey Bumgardner will get info from the HOA’s outside attorney and report to the Board.

* + 1. Covenants and Bylaws distribution

The covenants and bylaws distribution project is complete. All property owners should have received a full copy of the covenants and bylaws.

Question now is how to provide the covenants and bylaws to new residents.

Mickey Bumgardner was asked about including a copy or a way to access the document. Erin Schackman suggested that a sheet be provided to new residents and the bylaws should be up to date on the website

* 1. Clubhouse update

Rick Gemereth noted that the clubhouse will be fully open in light of Governor Cooper removing restrictions on mass gatherings. Questions on what’s needed to move forward. Mickey Bumgardner noted that the clubhouse is rented 2 times in May and 4 times in June. Air conditioning in the clubhouse is an issue – Andrew McDermott had an event, and noted a concern that clubhouse was dusty. No mud, just seemed dusty. Cleaning would be looked into.

* 1. Pool Opening

Rick Gemereth noted pool would open on this Saturday morning (May 29) – and through summer. Normal hours until school reopens. Pool hours will be Monday-Saturday from 10 am -8 pm, and Sundays from 11 a.m. -7 p.m.

There will be no traditional pool opening party this year, however there will be an ice cream truck from 12 p.m. – 2 p.m. on Saturday, May 29. Friday night pizza with entertainment will return on June 18, July 16, August TBD (maybe August 6).

Miriam Gold – will ice cream at the May 29 event be at a cost to residents? Rick Gemereth noted it would be ticketed, but the tickets would be free.

* + 1. Unsupervised Pool age for kids

Lowered to 14 unsupervised following Taryn Burns’ request. We used to have it at 14 until there were issues with some from 14-16 and so age was raised. Will monitor.

* + 1. Swimming lessons

The Board appreciated the great job Taryn Burns did to set up and coordinate pool lessons through the pool management company.

* + 1. Pool Deck status

Rick Gemereth noted that the pool deck will be ready for opening. In fact, the contractor was working on it during this meeting.

* + 1. Pool tags – Mickey Bumgardner noted we still don’t have the pool tags. Tags are being mailed from the vendor. If the tags haven’t arrived by Saturday, everyone will be let into the pool during the first week. And if we do not have then everyone will be let in during the first week. If we have tags, will be distributed from 12 p.m. – 2 p.m. on Saturday.
		2. Food trucks for pool opening – Jose Diaz noted that food trucks were considered, however it’s cost prohibitive for the event. Accordingly, the ice cream truck is a solid alternative.
	1. Next Board meeting Monday, June 28th, at 7pm
	2. Open discussion
		1. Miriam Gold asked about the Mecklenburg County tax issue. How did we get here and what are we doing? Mujeeb Shah-Khan explained the background that this is an issue for the common spaces in Mecklenburg County. We have a major concern with how John Wieland Homes and its successors handled. In response to Erin Schackman’s questions, the HOA Board is looking to them as well as we wouldn’t owe it if they had done their job. Mujeeb Shah-Khan noted that the HOA Board will look to Weiland and its successors for costs and fees.
		2. There were questions raised about the website and that it isn’t showing updated events. The website is a marketing tool for the neighborhood. Johmar Roberts noted that some events need to be posted – question of what’s important to put there. However, residents raised valid concerns about what’s posted. Johmar Roberts noted that he would post items if those events were of importance to him.

Jose Diaz noted that there was a learning curve and that they’re working on it.

At this point, the discussion became animated as several community members and Johmar Roberts disagreed. Rick Gemereth suggested that he would adjourn the meeting, while Mujeeb Shah-Khan noted that the meeting could not end absent a motion to adjourn, made and seconded and approved by the Board.

Rick Gemereth noted that approved events from any committee should be posted on the website. However there did not appear to be a board calendar where events should be posted.

Erin Shackman noted that there should be a process related to event approval and funding. Events should be approved at beginning of the year – and then funding should not be an issue.

* + 1. Erin Shackman raised concerns about having internet access in the clubhouse. Are we at a place that we can do it? Rick Gemereth advised that the issue will be discussed in executive session.
		2. Andrew McDermott had 2 ideas/questions: a. McKee Road extension – Were sidewalks considered and would be built? Erin Shackman noted she had asked City of Charlotte about sidewalks – and was advised that sidewalks were not in the plans. B. Andrew McDermott volunteered to serve on a bylaw review committee if the Board chose to establish one.

**MOTION: Mujeeb moved to adjourn meeting. Jose seconded motion. Vote was 4-0 in favor (Gemereth, Shah-Khan, Diaz, and Roberts).**