**Attendees (Present):** Winston Lambert, President; Keith Slagle, Vice President; Chuck Coleman, Treasurer; Justin Augustine, Secretary; Matt Everard, ACC; Ryan Cody, Grounds; Nick Collins, Pool

|  |  |
| --- | --- |
| **#** | **Agenda Topic** |
| 1 | Call to order |
| 2 | Review and Approve notes from 10/27  |
| 2 | Financial Update* Higher water bill paid in December, grounds and treasurer will investigate
* Move 125K from operating to reserve to make more interest and catch up contributions (no effect on total amount of cash available)
 |
| 3 | Capital Project Updates* HR5 Concrete and Shrub removal
	+ Working on quotes
 |
| 4 | Other Items* HR5 Entrance Lights
	+ Replaced broken wires behind entrance wall
* HR1 Disconnect and Receptacles
	+ Work will start in the next two weeks
* HR5 Key Card (Resolved on 12/21/22)
	+ Grounds will investigate issues (VP investigated and noticed the clock time for the keycard software was reset when electrical work was completed and therefore it was showing scans occurring in the middle of the night, which then denied access)
* HR1 Tennis Court resurfacing
	+ Working on getting new quotes from vendors in February
	+ Goal is to start in May
* Nautix Credit?
	+ Nautix sent back check to HOA and did not bill last month
* Hole at HR1
	+ Between pool and tennis courts will be filled with concrete after confirmation that no piping or electrical was in the area.
* Roof at HR1 and H5
	+ Investigate exterior of both pump houses, H1 was believed to be redone 3 years ago
* HR1 and HR5 Trim and Paint Pool Houses
 |
| 5 | Pools/Tennis* Resurfacing report
 |
| 6 | Grounds * HR5 pool trees to be cut back
* HR5 Retaining wall
* Winter flower beds
 |
| 7 | Website* Building processes to drive people to the HOA website via WIX
* Voted on an additional $10’s monthly to allow for website forms/additional functionality
 |
| 8 | Next Meeting Date* 1/10/23 – Location is TBD
 |
| 9 | Adjourn 9:00PM |