

Board of Directors Meeting – August 22nd, 2022

Homeowner Forum - 6:34 pm

- Topics discussed:
 - Community member asked questions about swing set rules in the covenants. Adaire Salt instructed member to discuss with management. Adaire Salt and Stephanie Zimmer also discussed the difficulty with changing covenant rules.
 - Fatina Galberth asked about possibly raffling-off the old clubhouse TV, and upgrading the clubhouse with a new smart TV. Adaire Salt asked Fatina to send a proposal to the board.
 - Community members discussed the desire to receive pictures of violations with their violation notifications. Adaire Salt discussed the new policy to send out pictures with all violations. Adaire Salt also mentioned that there were some technical difficulties encountered with management's camera and software. Katie Dominello discussed how they were addressing that issue with a new iPad.
 - Community member asked about office hours. Kimberly Johnson explained that the hours are posted on the door, as well as on the Nabr website.
 - Community member asked about playground status. Adaire Salt indicated that the playground project was on-hold, until some larger projects were completed. Leah Denise Wyatt mentioned that the picnic table really needs replacing. Adaire Salt stated that Leah should contact management and proceed with replacement of that piece. Adaire also mentioned that she would be meeting with management to discuss any potential safety issues on the playground.

Call to Order - 6:49 pm

- Meeting was called to order, by Adaire Salt, at 6:49 pm.
- **Board members present:** Adaire Salt (President), Debbie Asion (Vice President), Stephanie Zimmer (Treasurer), Jonathan Schaefer (Secretary), Trina Campbell (Director), Anne Schneider (Director).
- **Others present:** Katie Dominello (Elite Management Senior Community Manager), Kimberly Johnson (Community Manager), Alyssa McCall (Community Assistant Manager).

General

- **Approval of minutes:** Trina Campbell motioned to approve the July 25th, 2022 minutes. Anne Schneider seconded the motion. Stephanie Zimmer abstained, as she was not present for the July BOD meeting. None opposed, motion passed.

Treasurer's Report

- Stephanie Zimmer mentioned that there were some large expenses in July, including tree treatments by Davey, and Prosource for fitness center equipment repair.

- Stephanie Zimmer discussed a decision to pay some past security fees next month, mentioning that they were delayed because they were not invoiced.
- Stephanie Zimmer mentioned that a draft of the reserve study had been received. Katie Dominello explained that the final version was expected in the next two weeks.

Committee Reports

- **Grounds:**
 - John Byrd discussed the Duke Energy Efficiency Proposal. Replacing old light fixtures, changing to LEDs, etc. Final price of \$862.69 for lump sum payment.
 - John Byrd discussed the Pest Control Proposal from Clegg's Pest Control. Proposing to have Clegg's do all pest control (general pest control and fire ants). Adaire Salt mentioned that we should get a quote for termite inspection and control, as well.
 - John Byrd discussed the Reliable Systems and Services Gate Lock Proposal, to replace the closer on the doors to the basketball and tennis courts.
 - John Byrd explained that we're still waiting for final approval from the city and engineering firm for the clubhouse retaining wall.
 - John Byrd recommended the board consider additional Pickleball court, painting lines and new netting.
 - John Byrd discussed fountain sprayer change, to fix sprinkler head clogging issue.
 - John Byrd discussed additional linkside lighting at the 98 entrance at Oak Grove Parkway to aid pedestrians walking in that area. Working with Duke to find solutions.
 - John Byrd discussed the Partial Pine Straw Installation by Greenview Landscape.
 - John Byrd discussed status of Little Lick Creek restoration project. John spoke to engineering firm last week, currently waiting on FEMA bid. Predicted project to start late this year, or early next year.
- **Pool/Clubhouse:**
 - Adaire Salt and Katie Dominello discussed current status of retaining wall project; currently waiting on NV5.
 - Adaire Salt urged attendees to monitor the clubhouse barriers and ensure they remain in place, to prevent safety issues at the clubhouse.
 - Adaire Salt discussed Pearl Pool, that they may be noticed working there, repairing the resurfacing.
 - Adaire Salt mentioned the attendant schedule changes, and pool closing date of Sept. 18th.
 - Adaire Salt mentioned that there had been a delay in community members receiving the newsletter, due to snail mail delays.
 - Adaire Salt discussed her search for Pool/Clubhouse committee members, which is explained more in depth in the newsletter.

- **Social:**
 - Fatina Galberth discussed the huge turnout for National Night Out.
 - Fatina Galberth discussed ongoing back-to-school drive.
 - Fatina Galberth discussed August Food Truck event.
 - Fatina Galberth mentioned last Food Truck Rodeo on September 13th.
 - Fatina Galberth discussed upcoming Outdoor Movie Night event on September 24th, playing Sing 2, snack tickets will be provided.
 - Fatina Galberth mentioned October 1st neighborhood walk, lunch provided after. Starts at 9 AM.
 - Fatina Galberth mentioned the upcoming Fall Yard Sale, October 8th and 9th.
 - Leah Denise Wyatt urged community members who are interested in helping out with a single event to reach out to the Social Committee, citing it being a way to get involved, without the larger commitment of joining the Social Committee.

New Business

- **Debbie Asion made a motion to accept the email vote regarding the fountain basin drain and the roses. Trina Campbell seconded the motion. Motion passed and unanimously approved.**
- Adaire Salt discussed the annual meeting for election of directors. Adaire mentioned the notice was included in the newsletter. Adaire also mentioned that the office can provide paper copies of the newsletter, if community members wanted to go get a paper copy, rather than wait for it via mail. Adaire discussed nomination committee, board member requirements, format (Zoom), date of September 19th, 2022.
- Katie Dominello discussed the ballots would be through Nabr, and also that volunteers (outside of the committee) would assist in review of the election.
- Adaire Salt urged members to contact the Board with any questions about the election.

Management Report

- Kimberly Johnson mentioned newsletters were sent out on August 12th through 15th.
- Kimberly Johnson notified attendees of Katie Dominello's upcoming time out-of-office, August 26th through September 6th.
- Due Process – September 8th – 6:30 pm – Zoom
- Grounds Committee – September 15th – 6:30 pm – Zoom
- Annual Meeting – September 19th – 6:30 pm – Zoom
- Board of Directors Meeting – September 26th – 6:30 pm – Zoom
- Kimberly Johnson gave the office hours, stating the door says 12 to 6 PM, but indicated that herself and Alyssa McCall are there at 9 AM and are able to assist community members earlier than the hours stated on the door.

Executive Session - 7:45 pm

- **Debbie Asion made a motion to go into Executive Session. Trina Campbell seconded the motion. Motion passed and unanimously approved.**

Adjournment - 8:41pm