

Pending Board Approval

St James Golf Club Homeowners Association, Inc. Board of Directors Meeting December 19, 2018

On **December 19, 2018**, the HOA Board of Directors Meeting was called to order at 7:00 PM by President Tru Hall. After the Pledge of Allegiance and Tru Hall remembered a number of tragedies and natural disasters to be included the moment of silence, Roll Call was taken with all Board Members present except Larry Cordisco and Jack Albright.

A Motion was made by Gail Logan and seconded by Karen Goodman to accept the minutes from the HOA Meeting of November 28, 2018. Motion carried, all Board Members present approved.

Treasurer's Report/Finance Committee – Bob Coleman

Bob Coleman presented the Treasurer's Report indicating for the month of November 2018 the HOA is \$7,074 in the black and YTD is in the red (-\$5,638). **A motion was made by Bob Coleman and seconded by Gail Logan to proceed with a foreclosure suit on 303 NW Binghamton Lane. Motion carried; all Board Members present approved. A motion was made by Gail Logan and seconded by Tru Hall to accept the Treasurer's Report. The motion carried; all Board Members present approved.**

Maintenance Committee - Marvin Ott

Marvin Ott reported that the following items have been completed or are in progress: the 2-wire irrigation system is fully installed on Stratford; (in January the 2-wire system is scheduled to be installed on Sheffield and then on Dover); aeration bubblers on 4 lakes have been completed. Another analysis will be derived in a year or two. The pool pump is not operating properly and will be fixed by Friday before the holidays. Asphalt and gutter repairs are ongoing on streets. If anyone has any other repairs, please let the committee know.

A quotation was received from Royal Green for a contract from 2019-2025. There is a 1% increase for lawns and shrubs each year during the term of the contract and a 1% increase for weed spraying each year starting in 2022. If Royal Green is in default they have 30 days to cure the default. If default is not cured the contract can be terminated with 30 days written notice. Marvin Ott made a motion to accept the contract from Royal Green for the period of 2019-2025. Gail Logan seconded the motion. There were questions from the homeowners on the motion as to what we are paying now and if there were any other bids from other companies. Larry Ward insinuated by not going out for other bids it may indicate collusion on the part of the Board. The Board stated there is no legal requirement for the Board to put out bids. After much discussion a **Motion was made by Tru Hall and seconded by Bob Coleman to table the Royal Green contract until next month so an attempt can be made to acquire other bids. The motion carried; 4 Board Members approved, 1 opposed.**

Tru Hall reiterated that he would review all existing contracts for possible lower quotes for the coming year.

Lakes & Preserves – Clem Lagala

Bubblers have been installed and are operating. The residents of 451 Dover can hear a hum from the pump. The HOA will determine what they can do to remedy the hum.

Hearing Committee

Nothing is on the agenda right now. Meetings are on the first Monday of the month.

Architectural Committee – Jack Albright

In Jack Albright's absence, Jorge Rojas reported that there have been 9 requests since last Board Meeting, (1 for landscaping, 5 for structural changes, 3 for exterior painting): 7 approved 1 on hold and 1 denied.

Restrictions & Covenants Committee – Tru Hall

Nothing to report.

Safety & Security Committee – John Burd

John Burd reported that there is a recurring problem with residents in the pool after hours. Tru Hall gave John Burd permission to call 911 if anyone is in the pool since our insurance does not cover this and our license does not allow night use.

Covenants Change Committee – John Burd

John informed the Board that he will need to meet with the Attorney after the beginning of the year to see what needs to be changed within our Covenants and what can be changed through Board resolution.

Communications Committee – Tru Hall

There appears to be a firewall issue at the maintenance building which our PC technician will check. If homeowners are still incurring charges for the 300 Wi Fi speed, they must call Hotwire to have it turned off.

Old Business

A Motion was made by Tru Hall and seconded by Bob Coleman to amend the Clubhouse Use Form document to indicate the \$150 donation for use of the Clubhouse. The Motion was approved by all Board members present.

Homeowners Survey will be finished up in January as to possible improvements/additions residents would like to be considered. Each pod director will communicate with the residents in their pod.

Long range planning will be completed after the final financial reports for this year.

Landscape Committee – Ruth Tune

Landscaping has not been approved by the Board. The Board wants more information concerning the plants if they are low maintenance and about how long they will last. Input is also needed from the landscapers.

A Motion was made by Tru Hall and seconded by Bob Coleman to adjourn the meeting at 8:10 PM. Motion carried; all Board Members present approved.

The next regular HOA meeting will be January 16, 2019.

Respectfully submitted

Laura Burd