

CROOKED POND POOL ASSOCIATION (CPPA)
Minutes of the Annual Meeting
February 22, 2020

Board/Directors/Committee Members Present:

Cindy Taylor, Incoming President	George Westerfield, Board Member
Jay Owen, Board Member	James Slavetskaskas, Secretary
Judy White, Outgoing President	Bob White, Treasurer
Ron Zmuda, Incoming Board Member	

Crooked Pond Residents Present:

Sarah Amick	Sue Cregan
Alan Coyne	Beth Farback
Sue Graf	Georgeann Hampton
Jim Jumpeter	Karen Krug
Deborah Koch	Gloria & Allan LaCoe
Pat & Denise Lacerra	Jean & Bruce Lerner
Sally McGarry	Suzanne & Al McClure
Michelle & William Nicol	Barry & Marg Raduta
Julie Scovel	Nina Sharpe
Chris Space	Tom Stepke
Sherry Westerfield	Kieran Welton
Sherry & Jeff Wright	

Call the meeting to Order:

Judy called the meeting to order at 10:04am and welcomed everyone. She had the Board introduce themselves.

Purpose of the meeting:

Judy reviewed the purpose of the annual meeting, which is based on the Covenants and By-Laws. This is an informational meeting only. She requested that all attendees please be sure that they sign in and write down an email address.

The email address (hhicrookedpondhoa@yahoo.com) for Crooked Pond Pool Association is monitored on a regular basis, but we ask that you give the Board a reasonable amount of time to get to the appropriate people for answering a/the question.

2020 CPPA Board of Directors:

At the board meeting (March 8, 2020) following this annual meeting, the Board will make official the following for the 2020-21 season:

- Judy White – Past President
- Cindy Taylor – President
- Bob White – Treasurer
- James Slavetskaskas – Secretary
- George Westerfield – Director
- Jay Owen – Director
- Ron Zmuda - Director
- Cord Middleton – Director

Officers for 2020:

- Judy White – Past President
- Cindy Taylor – President
- TBD – Vice President
- Bob White – Treasurer
- James Slavetskaskas – Secretary

Stuart Cox will continue as Director of Maintenance.

Treasurer's Report: (Bob)

In the Annual Meeting handout package, there were two financial sheets for your review:

1. CCPA Calendar Year 2019 Budget vs. Actuals
2. CPPA Calendar Year 2020 Budget

2019 Budget vs Actuals:

Bob reviewed some of the line items in this 2019 financial sheet. Nothing was out of the ordinary.

The budget for CY 2019 ended with a positive net income of \$4,050.32. Expenses were \$3,124.44 below budget. In reviewing the 12/31/2019 balance sheet, it showed \$13,654.48 in the checking account and \$19,303.74 in the reserve account.

2020 Budget:

Bob utilized the previous year's history for projecting the new 2020 budget. The 2020 assessment was set at \$170.00 per unit, which is the same amount as the previous three years now. This was established with \$37,128 for expenses and a 10% reserve of \$3,712.80 for a total outlay of \$40,840.80. One of the largest expense items was for pool

service and maintenance. It is \$776.00 per month. A review of the insurance coverage and cost will take place in 2020.

Cindy - Covenants and By-Laws:

A committee was established, chaired by Cindy Taylor, to review the Covenants and By-Laws. Cindy said that the original Covenants were established in 1981, amended in 1985, 1987 and 1992. The By-Laws were originally written in 1985 and were amended in 1992. The By-Laws were revised in 2004 but they were never filed with the county so are not valid. Therefore, the Association is still operating under the 1992 By-Laws amendment.

Cindy has drafted an amendment to the Covenants, and the committee revised the By-Laws. She has sent both documents to the Board members for their review and comments. They will be reviewed by Board members at the March 8, 2020 Board meeting. Once a final draft of each has been approved by the Board, Cindy and/or Bob will sit down with our attorney to ensure the documents meet legal requirements. In order to adopt the amended Covenants and revised By-Laws, 67% of the 240 property owners will have to approve any changes.

Judy - Calendar Year 2019 Recap:

- Cindy created a web site for CPPA which was approved by the Board. The website is: www.crookedpond.net. All information about CPPA is listed on the website including the Board meeting schedule and minutes, financials and important documents such as insurance policies, Covenants, By-Laws and pool rules. You can send messages to the CPPA Board from this website.
- Internet access is now available at the pool. The network name is **CPPA-guest** with a password of the gate code entered twice. Example: gate code of 1234, the internet access code would be 12341234.
- A welcome letter containing information about the Crooked Pond neighborhood was created to be sent to new property owners.
- A new bench was purchased and installed within the tennis complex because the old one was in very poor shape.
- Pickleball was established on one of the tennis courts. There are two pickleball courts which are being actively used. There is no reservation system established for either the tennis courts or the pickleball courts. We are expecting that people will be respectful and take turns using them.

Cindy - Plans for Calendar Year 2020:

- All CPPA members who have paid their 2020 assessment will receive the new gate code for the pool and tennis/pickleball courts about 1 week prior to the anticipated

pool opening date of April 1, 2020. Until then the tennis/pickleball court code will remain as is. Be sure to enter C to clear the lock prior to entering the code.

- New pool furniture has been ordered because the present is not in great shape. It is expected to be delivered by April 1, 2020. The old furniture will remain in place until the new arrives.
- Our newest Board member, Ron Zmuda, researched DHEC regulations to determine whether the pool pump needs to run 24/7 throughout the year. He discovered that we can reduce operating costs by running the pool pump 8 hours per day while the pool is closed from November 1st through March 31st. The timer will be set to allow this to occur. When the pool opens for the season it will be operated 24/7. This is all per the DHEC regulations.
- Insurance quotes will be obtained to determine whether a reduction in cost can be achieved.
- A schedule of Board meetings is attached in your handout and also placed on the website.

New Business:

- A member asked who takes care of the Crooked Pond sign and landscape where Crooked Pond Drive and Whooping Crane intersect. This is an HHPPOA responsibility and not the responsibility of the CPPA. We suggested they contact the POA directly. The CPPA responsibility is only for the pool and tennis/pickleball court areas.
- Members would like to see if electronic mailings could be used for review of the draft covenants etc.
- Pickleball scheduling does not exist. The Board expects that this amenity is on a first come first serve basis. We expect people to be respectful of each other and take turns based on a group waiting in line.
- Pool parties – Judy has volunteered to take on the review of them and the scheduling of parties.
- An issue has been reported that the rules for children supervision are not being followed. A review of the signage was suggested.

The meeting was adjourned about 11:15am.