

CROOKED POND POOL ASSOCIATION (CPPA)
Minutes of the Annual Meeting
February 25, 2023

Board/Directors/Committee Members Present:

Cindy Taylor, Treasurer	Jay Owen, Vice President
Ron Zmuda, President	James Slavetskaskas, Secretary
Sherri Linscott, Board Member	Suzanne McClure, Board Member
Doug Coffelt, Board Member	

Crooked Pond Residents Present:

See the attached 2 sign-in sheets.

Call the meeting to Order:

Ron called the meeting to order at 10:00am and welcomed everyone.

Purpose of the meeting:

Ron reviewed the purpose of the annual meeting, which is based on the Covenants and By-Laws. This is an informational meeting only. He requested that all attendees please be sure that they sign in. The email address for Crooked Pond Pool Association is hnicrookedpondhoa@yahoo.com. All documents are posted to the web site www.crookedpond.net.

Thank You:

Ron - Thanked Cindy Taylor for being Treasurer of Board over a number of years. She will be returning as a Board Member.

Nominating Committee:

Ron – noted that no one applied for Board consideration.

2023 CPPA Board of Directors:

At the board meeting (February 25, 2023, right after the Annual Meeting) the Board will make official the following Board members for the 2023-24 season and vote officers into their positions:

- Doug Coffelt
- Cindy Taylor
- James Slavetskaskas
- Sheri Linscott
- Suzanne McClure
- Jay Owen
- Ron Zmuda

Treasurer's Report: (Cindy)

Cindy had a handout which was located at the sign in desk:

1. CPPA Calendar Year 2022 Budget vs. Actuals

2022 Budget vs Actuals:

Cindy reviewed some of the line items in this 2022 financial sheet.

The budget for CY 2022 ended with a negative net income of (\$7,139.27). Expenses were \$6,703.70 over budget. The major expenses creating this over budget were for repair of the sand filters and tree removals.

Cindy discussed the expenses and noted that We are keeping the pool area open throughout the year. Swimming is not allowed from November 1 until April 1. Cleaning service/Garbage is removed twice per week during the on season and 1 time per week during the off season.

2023 Budget:

The Board sent out the 2023 budget with the invoice for the assessment.

Ron - Calendar Year 2022 Recap items:

- 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.
- New Cleaning service
- New water cooler.
- New paint on the pool building.
- New paint in the bathrooms.
- New gate closure for tennis/pickleball courts
- New intake and exhaust grills on the pool building.
- New Code locks on the pump and storage rooms.
- New sand and filter fingers for the pool filters.
- Cleaning of the pool deck and walkway to the tennis/pickleball courts

- Repaired security system and cameras.
- Tree removals and trimming
- Pickleball net replaced.
- Continued the use of the fobs and welcome letter containing information about the Crooked Pond neighborhood sent to new property owners.
- An additional bench was purchased and installed on the pickleball side of the courts.
- Continued the pool deck and bathrooms open all year.
- Bathrooms cleaned twice per week from June 1 – until Labor Day.
- Bathrooms cleaned once per week after Labor Day – May 30th.
- Continued the use of code for the bathroom locks.

Ron – Plans for Calendar Year 2023 and beyond:

- Resurface the Tennis/Pickleball courts – estimate September start date and courts down for about 2 weeks.
- Continue the Tennis/Pickleball Committee to review policies.
- Properly secure the Tennis/Pickleball courts
- Pool deck resurfaces (possibly 2024)
- Parking lot repair, sealing and stripping (possibly 2024)
- A new picnic table will be purchased and placed in the same location as the old one.

Jim – Schedule of Board meetings for Calendar Year 2023:

- Handout was supplied at the sign in table.

New Business:

- Suzanne is going to be reviewing software for possible use in scheduling the Tennis/Pickleball Courts.

The meeting was adjourned about 10:44am.

NOTE: Right after the end of the annual meeting a Board meeting would be held to elect Officers.

Respectively submitted,

James B. Slavetskias

Secretary, CPPA