

Crooked Pond Pool Association Board Meeting Minutes

Meeting Date/Time: Sunday, 2/12/23 @ 4:00 pm **Location:** The Spring Lake Pavilion

Attendees:

Jim Slavetskaskas, Secretary

Ron Zmuda, President

Suzanne McClure, Board Member By Phone

Doug Coffelt, Board Member

Sheri Linscott, Board Member

Call to Order: The meeting was called to order by Ron at 4:02pm.

January 8th Meeting Minutes: Suzanne made a motion to accept the minutes. Doug 2nd the motion and all approved.

Revised December 2022 Financials:

- **Budget vs Actual:**
 - o Cindy produced a revised report and sent to all Board Members prior to the meeting two financial reports. It showed budget vs. actual along with total Calendar Year. **Revised December 2022 income** was \$349.40. December's expenses remained the same at \$8,185.06. Revised **Year-to-date 2022 income** was under projected budget by \$435.57. The expenses for the calendar year 2022 were over budget by \$6,703.70.

January 2023 Financials:

- **Budget vs Actual:**
 - o Cindy produced a report and sent to all Board Members prior to the meeting two financial reports. It showed budget vs. actual along with total Calendar Year. **January 2023 income** was \$18,700.08. January's expenses were \$2,560.33. Revised **Year-to-date 2023 income** was over projected budget by \$682.08. The expenses for the calendar year 2023 were under budget by \$828.67.
 - o The First Internet Bank account as of 1/31/2023 at \$19,601.12. The Coastal States Bank as of 1/31/2023 was at \$18,139.94. This produced a total, as of 1/31/2023, of \$37,741.06. Operating Funds as of 1/31/2023 were \$19,199.26. The reserve Fund as of 1/31/2023 was \$18,541.80. This produced a total as of 1/31/2023 of \$37,741.06.
- **Status of Assessment Collection:** 59 properties paid as well as 4 properties for past due 2022 amounts. Suzanne made phone calls to past due accounts.
- **Copies of liens on 2021 delinquent properties:** No copies have been found so we must assume this never was filed.

2021 Delinquent properties:

- 1.) 44 Crooked Pond Drive – phone message left
- 2.) 2 Fishermans Bend Court

- **Place liens - 2022 delinquent properties:**

2022 Delinquent properties:

- 1.) 40 Crooked Pond Drive
- 2.) 44 Crooked Pond Drive – phone message left
- 3.) 4 Edgewood Court – phone message left
- 4.) 33 Edgewood Drive
- 5.) 37 Edgewood Drive - paid
- 6.) 2 Fishermans Bend Court
- 7.) 6 Half Hitch Court - paid
- 8.) 4 Sweetwater Lane – paid
- 9.) 24 Stillwater Lane - paid

- **Pool & Tennis/Pickleball Courts:**

- o **Landscape:** Nothing new.
- o **Irrigation/water System:** Nothing new.
- o **Security System/fob/camera:** Sheri reported that 1 fob (00157) was found at the courts. Sheri requested again that an instruction sheet be put together to have all Board members understand how to work the fob system. Jim will send out a copy of the instructions that he uses to add information to the web site.
- o **Pickleball/Tennis Committee update:** Ron reported that nothing is new.
- o **Schedule of play policy recommendation:** Suzanne has the name of the software package to coordinate scheduling of play for the court. She will review and get back with us.
- o **Additional striping for additional pickleball court:** In obtaining quotes for the resurfacing of the courts it was decided to have the permanent pickleball court on the right-hand side and then the left side would be the tennis court and also striped for pickleball. There was a discussion to have the right court also striped for tennis.
- o **2020/2021/2022 Audit Process/status:** The audits are not expected to be completed by the annual meeting.

Other Business:

Reserve analysis – projects to be completed in 2023: Nothing new.

Resurface estimate for the tennis/pickleball courts: Doug, Sheri and Ron requested that three (3) bids hopefully will be received.

Other means of collections for delinquent properties: Jay suggested that a new attorney be researched so this issue of liens and collections can be cleared up. He suggested an attorney that is involved with other HOA's. His name is Rick Haight. Jay will followup.

Water Cooler repair & winterize procedure: Jim now has the parts. Jim said he would speak with Butler Plumbing to install the new parts.

Draft agenda for the Annual meeting: A draft was sent out to the Board members for comment and review.

Member contact list for Board Members: Cindy will supply the contact list to all Board Members.

2023 Board Meeting Schedule: Jim has sent out the latest schedule to all Board members.

Next Meeting:

- Our next regular Board meeting is Saturday, 2/25/2023 right after the annual meeting to elect new officers for 2023, at The Spring Lake Pavilion.
- The 2023 Annual meeting is Saturday, 2/25/2023 @ 10am at the Spring Lake Pavilion
- The March meeting is scheduled for Sunday, March 12, 2023, at 4PM – Spring Lake Pavilion.

Meeting Adjourned: Suzanne made the motion to end the meeting and Jim 2nd the motion. All were in favor. The meeting was adjourned at 4:58pm.

Respectively submitted,

James B. Slavetskaskas

Secretary, CPPA