

St James Golf Club
Homeowners Association, Inc.
Board of Directors Meeting June 21, 2017

On June 21, 2017, the HOA Board of Directors Meeting was called to order at 7:00 PM by our Vice President, Tru Hall. After the Pledge of Allegiance and moment of silence, Roll Call was taken with all Board Members in attendance except Marvin Ott.

Tru Hall gave kudos to Jane Cordisco for her volunteer job as the taker-of-the minutes for the HOA meetings over the past several years.

A motion was made by Tru Hall and seconded by Chris Evans to accept the minutes from the May 17, 2017 meeting. Motion carried; all Board Members present accepted.

Treasurer's Report – Bob Coleman

Bob Coleman presented the Treasurer's Report indicating as of May 31, 2017 there are twenty-eight (28) past due accounts, two (2) in Bankruptcy, one (1) in collections, two (2) foreclosures, one (1) property with a lien, one (1) HOA managed from foreclosure, and three (3) on Payment Plans. Bob also announced that Committees should get their bids in from contractors for any work in excess of \$5,000 for the July 5, 2017 Budget timeline.

A Motion was made by LeRoy Hoff and seconded by Chris Evans to accept this Treasurer's Report. Motion carried; all Board Members present accepted.

Maintenance Committee – Marvin Ott

In Marvin's absence, Tru Hall reported that the islands at Sheffield have now been completed. No other maintenance items to report.

Lakes & Preserves – Clem Lagala

Clem Lagala reported that because of the low lakes, Aquatic Systems will be doubling up on their spraying of the lakes that have excessive algae.

A Motion was made by LeRoy Hoff and seconded by Jack Albright to accept the increase in cost (from \$1,100 monthly to \$1,200 Bi-monthly) for Aquatic Systems' Automatic Renewal Agreement. Motion carried; all Board Members present accepted.

Restrictions & Covenants- Tru Hall

LeRoy Hoff informed the Board that he had enlisted the help of Barry Bloomfield and John Conti to assist with correspondance for any violations of the Covenants& Restrictions in the Dover Pod..

Hearing Committee – Bob Evans

At the most recent Meeting of this committee, the homeowner was a 'no-show' which means that a letter will be sent to the homeowner indicating that a fine will be imposed until the issue is resolved.

Architectural Committee – Jack Albright

Jack Albright noted that to date, there have been 92 requests, 25 in the last 60 days as follows: 6 for landscaping changes, 13 for structural changes and 6 for exterior painting. At this time, 4 of these requests are on hold – 3 at the request of the homeowner and 1 because of missing contractor information. Also, 3 requests have been denied – 1 because of a non-approved color for a garage door, 1 screen enclosure because of missing contractor information and 1 on hold for the installation of a propane tank.

Security Committee – John Burd

Tru Hall reported (in John Burd's absence) that there has been increased activity at the pool area and our Pool Monitors are doing their best to keep things under control.

Cable Committee – Bob Evans

Bob Evans reported that there are 630 homes with Hotwire's internet service but still 63 homes without this service and of the 693 homes, only 279 have Hotwire's video (TV) service which leaves 414 homes without Hotwire's video (TV).

Communications Committee – Tru Hall & Bob Evans

A meeting will be held on Thursday, 6/22/17 at 7pm with all current SJGC committees to discuss the best ways to consistently relay information regarding activities/events to the community. Board approval of the process will be requested.

Consent Agenda:

A Motion was made by Bob Coleman and seconded by Tru Hall to approve a payment plan for the homeowner at 697 Stanford as follows: Owes: \$4,000, initial payment: \$1,500 and \$400 per month until the paid in full. Motion carried; all Board Members present approved.

A Motion was made by LeRoy Hoff and seconded by Jack Albright to approve a contract with Shenandoah for drain cleaning at a cost of \$1,945. Motion carried; all Board Members present accepted.

A Motion was made by Jack Albright and seconded by Chris Evans to obtain new pool drain covers at a cost of \$1,198 which includes all labor and material. Motion carried; all Board Members present accepted.

A Motion was made by Bob Coleman and seconded by Jack Albright to approve an expenditure of \$1,760 for new Signage at all Crosswalks. Motion carried; all Board Members present accepted.

Old Business

A Motion was made by Chris Evans and seconded by Jack Albright to approve the new Common Area Rules, with two (2) changes: Extend the Fitness Center Hours to 11:00 PM and change some verbiage from all capital letters to lower case. Motion carried; all Board Members present accepted.

New Business

A Motion was made by Bob Coleman and seconded by Chris Evans to approve a contract with Tri-Brothers for the trimming of 1,600 trees in the community at a total cost of \$19,152. Motion carried; all Board Members present accepted.

Common Area Rule Changes: A Motion was made by Chris Evans and seconded by Jack Albright to extend the Fitness Center hours to 11:00 PM from 10:00 PM. Motion carried; all Board Members accepted.

Homeowner Concerns:

Issues/questions from Homeowners: Was there any unused pavers for sale from the ones replaced at roundabouts--none are available since they are being repurposed in the community; Volunteers needed for 'front gate' duty to monitor tailgating. John Conti to research and possibly present plan to Board.

A motion was made by Tru Hall and seconded by Chris Evans to adjourn the meeting at 8:15 PM. Motion carried, all Board Members present accepted.

The next regular HOA meeting will be July19, 2017.

Respectfully Submitted by:

Jane Cordisco