



Tuesday, January 21, 2025

Call to Order: 7:00 PM

**Guest Business / Attendees:**

- Reading Statement of Expectations
- Greeting of Guests & Recording information/comments

Name:	Address:	Comment(s):
Todd Keller		None

**Member Roll Call:**

Name:	Title:	Present	Absent
Steve Castle	President	X	
Westin Pigott	Vice President		X
Dennis Ressler	Treasurer	X	
Ben Browning	Secretary	X	
Patrick Moyer	Director, Common Grounds	X	
Karl Krukenberg	Director, Planning & Development	X	
Maggie Cordaro	Director, Social Events	X	
Matt LaPaglia	Director, Technology	X	
Richard Overfield	Director, Lakes and Dams	X	
Tiffany Liss	Director, Communications		X
Emily Baker	Director At-Large	X	
Jeffrey Yardley	Director At-Large		X
Michael Kuehl	Director At-Large	X*	

\* attended virtually

**Roll Call Results:**

10 of 13 Board Members present



- A Quorum was present? Yes

Name:	Title:	Present	Absent
Maureen Schriener	Property Manager	X	

### Old Business:

#### **Property Manager Report - Maureen Schriener**

#### Complaints/Comments/Concerns

- Jeff Yardley – question regarding kids on the ice/lake 1-13 (close)
- 500 McNamara Ct. – Mailbox questions 1-7 (close)
- 15209 Oak Ridge Rd. – Dog barking 12-30 (close)
- 15041 Super Star – question regarding trash 12-27 (close)
- 1125 E. Greyhound Pass – yard maintenance (leaves) 12-5, 12-17 (IM) (open)
- 103 Laredo Way – yard maintenance (leaves) 12-5 (close)
- 553 Fox Ct. – Tree limb in lake 11-21 (open)
- 14941 Adios Pass – tree limb in lake 12-5 (spring/open)
- Ben Browning – AT&T cell tower 146th and Oakridge. Tower is scheduled to be replaced

#### Clubhouse/Apartment/Maintenance - Rental Report – emailed to BOD

- Brightview plowed and salted the clubhouse parking lot 1-5 and 1-11 (close)
- Two lights are out at the parking lot and replace lights inside clubhouse 12-17, 1-7 (open)

#### Common Ground

- Two fence quotes for 1000 Greyhound Pass 10-16. Meet w/Glidden Fence 11-22 and Bullseye 11-23 (open)

#### Common Ground Recreation

- Nothing to report

#### Lakes & Dams

- Meeting w/Rich Overfield and Brightview regarding boat ramp and riprap for budget 1-14 (open)
- GIS map of Greyhound Pass at the tubes was updated with Hamilton County auditor's office (Mike). Please remember the GIS map is not exactly accurate and a survey may be needed to show property lines 1-14 (closed)



- Meeting with Rich and Jacob with Hamilton Co. Soil and Water to see what we could do about lake erosion 12-5 (open)
- Private property signs will be installed spring 2025 (open)

#### Snack Shack & Pool

- Email sent to Pyle's pool for 2025 pool contract 9-24, 11-11, 11-20, 12-4 (open)
- John Pyle will call in a specialist to look at paint/pool 6-10 & 9-4 (open). John Pyle will repaint the pool in spring 2025 to save money on water.
- I contacted Hartwood to get a quote to repair the men's pool bathroom door. Repaired 1-7 (closed)
- Replace light bulb in pump room 11-14 (open)
- The final inspection report was sent, and I am working with Pyle's to close out the last few items. (light bulb replacement, key for maintenance room, put away lane lines, clean chemical area (open)

#### Office Information – Welcome Packets

- 3 closings – welcome packets sent

#### OPEN ITEMS

- 2025 - paint and repair common ground fence. Received quote 11-2024 (open)
- 2025 – replace railroad ties at the playground (open)
- L.D. Smith will quote for a new water faucet 5-28 (close until 2025 budget)
- We have 2 residents who have not paid their dues as of 10-17-24 (open)
- \$100 late payments have been sent out on June 28, 2024 (open)
- Richard Overfield – stone at Greyhound Pass and Adios Pass (Maureen will get quotes for the budget meeting in Dec 2024)
- Pat Moyer – fence at 1000 Greyhound Pass (Maureen received quotes for the budget meeting 11-2024)
- Pat Moyer – 1000 Greyhound Pass Phase II (open)
- Emily Baker – tree in the lake. Will work on removing the tree in spring 2025 (open)
- Another tree across is in the lake in the same area Adios Pass side (open/spring 2025)
- Replace light timer at courts. Received quote 11-2024 (open)
- Apartment tub insert replacement, dishwasher, and hot water tank (open)
- Repair men's bathroom door at pool 2024 (close)



**New Business:**

- None
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**BOARD MEMBER REPORTS:**

**Treasurer – Dennis Ressler**

- Motion made by Pat Moyer to approve November and December monthly financials as presented by the Treasurer
  - 2<sup>nd</sup> – Matt LaPaglia
  - All in Favor – Aye
  - All Opposed - none
  - Motion Carries: Yes X No
- Discussion regarding 2025-2026 budget and potential dues increase.
- **Blankemeier Legal Fee summary**
  - To date, (December 2024) the legal expenses in dealing with the lawsuit brought by Dan Blankemeier have cost the association \$24,850 of neighborhood funds since the threat of litigation was made.
- Motion made by Emily Baker to increase the fee for residents to rent the clubhouse to \$125 beginning May 1.
  - 2<sup>nd</sup> – Pat Moyer
  - All in Favor – Aye
  - All Opposed - none
  - Motion Carries: Yes X No
- Motion made by Matt LaPaglia to increase the fee for non-residents to rent the clubhouse to \$500 beginning May 1.
  - 2<sup>nd</sup> – Karl Krukenburg
  - All in Favor – Aye
  - All Opposed - none
  - Motion Carries: Yes X No
- Motion made by Matt LaPaglia to increase the snack shack fees by 10% for the 2025 pool season.
  - 2<sup>nd</sup> – Pat Moyer
  - All in Favor – Aye
  - All Opposed - none
  - Motion Carries: Yes X No
- Motion made by Matt LaPaglia to increase the real estate transfer fee for any homes sold in the neighborhood from \$150 to \$200 beginning on May 1<sup>st</sup>.
  - 2<sup>nd</sup> – Ben Browning



- All in Favor – Aye
- All Opposed - none
- Motion Carries: Yes X No
- Motion made by Dennis Ressler to increase the annual assessment to \$600 per household for the 2025-2026 fiscal year.
  - 2<sup>nd</sup> – Ben Browning
  - All in Favor – Aye
  - All Opposed - none
  - Motion Carries: Yes X No
- Motion made by Steve Castle to accept the “Option 2” contract to contract Pyle’s pools for \$95,800 and reduce the number of hours the pool is open for the 2025 year.
  - 2<sup>nd</sup> – Dennis Ressler
  - All in Favor – 7 affirmative
  - All Opposed – 3 Nays
  - Motion Carries: Yes X No

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**Secretary – Ben Browning**

- Motion made via email by Ben Browning on December 2, 2024 to approve the Board meeting minutes from the November meeting as presented by the Secretary.

The following board members voted in favor of the motion:

1. Maggie Cordaro
  2. Westin Pigot
  3. Karl Krukenberg
  4. Tiffany Liss
  5. Pat Moyer
  6. Rich Overfield
  7. Jeff Yardley
- 8 Affirmative votes were cast out of the 13-member board, therefore the motion carries to approve the meeting minutes from the November meeting.
  - The minutes were posted to the website shortly after.

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**Director, Planning and Development - Karl Krukenberg**

- 161st & Spring Mill is getting a roundabout beginning in the spring and will require a 90 day closure.
- East of Oak Ridge (not Greyhound Pass), Citation, Count Fleet, Stars Pride, Goodtime – captures the oldest and worst condition curbs in the neighborhood. Rest of the Western part of the neighborhood will be repaved in 2026.

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**Director, Technology – Matt LaPaglia**



- A new laptop was purchased and loaned to the Property Manager for use to execute duties of the property manager position.

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**Director, Communications – Tiffany Liss**

- Absent, no report

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**Director, Social Events – Maggie Cordaro**

- Introduce Ashley Fritts
- Easter Event
  - Sun, April 13 from 10-11 am
  - Easter bunny-\$310.50
  - Additional expenses-candy and donuts
- 2025-2026 Events
  - No one has contacted me about joining a social committee
  - Will cut back on events if no one volunteers

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**Director, Common Grounds – Patrick Moyer**

- Greyhound pass project – renderings received but recommend waiting for a year to let grass grow, use the space, and get a feel for what additional landscaping would be a complement to the space.
- Will finalize quotes to install fence along property line and present quotes for approval at a future board meeting.

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**Director, Lakes & Dams – Rich Overfield**

- Awaiting quotes from BrightView on RipRap and boat launch

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**Vice President – Westin Pigott**

- Absent, no report

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**President – Steve Castle**

- Received a message from VF resident P. Gray, regarding improving safety at the Little Free Library during winter weather conditions. Discussed having neighborhood Girl Scout troupe install pavers of some type as a service project. BOD members with Girls in the troupe will coordinate.
- Officers need to complete the annual Property Manager Performance Review in concert with the Property Manager. Directors are asked to provide any praises or concerns regarding Property Manager performance to Steve ASAP.



- I am asking the Board to reenergize the committee to review and compare our current Condo Manager software with other HOA specific CRM software platforms. Original member(s) may now have different responsibilities, so we need to update committee membership and get this moving again.
- Investigate digital pool registration. Discuss at February meeting
- Create an Annual Report with information from each area Director and the Property Manager. I ask each director to begin thinking about their area of responsibility, and prepare to report on projects brought forward from the past, ongoing projects, projects completed, expectations for the future, etc. Expecting a May/June completion.
- Develop a series of videos designed to outline and define each Director responsibilities. These could be archived and used for new Board member orientation.

**Directors at Large:**

- Nothing to report

**New Business (including BOD Discussion of guest topics)**

- none

**Motion to Adjourn:**

Motion to Adjourn made by Pat Moyer

2<sup>nd</sup> – Rich Overfield

All in Favor – Aye

All Opposed - none

Motion Carries: Yes X No

Meeting adjourned at 9:24 PM

Officer Signature	<i>Benjamin Browning</i>	Benjamin Browning (Secretary)
President Signature	<i>Steve Castle</i>	Steve Castle