

SGCC Meeting Minutes

November 14, 2023

The meeting was called to order at 6:31pm.

Roll call was taken. Absent were Andrea Needham, Kathleen O'Hara and Jonathan Meisenhenmier.

Minutes from the October meeting was read. The motion was made by Steve Lewis seconded by Dan Knotts. Motion carried; minutes will be filed.

Treasurers Report was given by Steve Lewis. The motion was made by Marian Hancock seconded by Lisa Lewis. Motion carried; treasurers report will be filed for audit.

Committee Reports:

Deed Restriction- Jack gave a rundown of the meeting held the previous night. We were happy to see an upturn in those attending. Focusing on getting processes down. Seem to have gotten the complaint/violation response to a 7-day TAT. Using 2 systems, Air Table and Pay HOA. Need to continue to review process and systems use. Newsletter used to post violations; we would like to continue to make a general posting of violations. This information would be gathered and forwarded to Kathleen and Andrew for the Newsletter. Also discussed having the community forum, and thinking December may be a time. Need to check with Lisa on the available date. Looking into Unit renewal. Need to reach out to attorney in finding out the process. 1 expires in 2024. Jack will send an email that can be forwarded to the attorney. Door tag was brought up. Door tag is having to be re-created and will be sent to print.

Bldg. & Grounds- Jan Pro is a cleaning franchise will clean 2 times a month for \$200. Lisa will reach out with a member who is involved with the Scouts, to have them come out and rake the leaves.

Membership and Marketig- No report due to Kathleen being out.

Social- No report.

Pool- Was hoping to have a quote on the redoing the filter pit. If simple enough possible do it ourselves. Still needing to do the pumphouse roof. Jack reached out to the engineer and the design was designed for long term. Jack to share the materials list and send over quotes. Dan had a thought of lowering the water level to shore up the pump house. We would need to check with an engineer. Jack believes this can be done over a weekend.

Unfinished Business:

Trees- Steve L. checked with the County and the County has said the issue is closed. Steve would like to have the stumps removed. Motion was made to have stumps removed. Second by Jack. Motion carried.

Jan Pro- 2 times a month \$200, Lisa would like to give them a trial run. Motion was made for trial run Dan K. second. Motion passed. Question from the floor concerning if additional bid can be brought in. Please bring them in to Lisa for further review.

Sign- Is officially moving forward. Whatever the hold up was has been resolved and sign should be installed early December. There is an overage from the Sign Insurance claim, can we use the fund to have new signs made. Jack to investigate old signs and bring a design to the board. New locations will need to be approved by the county.

New Business:

Pool- Use of the deck. Pool has to be closed for the repairs. Pool maintenance will be continued for longevity not swimming. Dan checked with the County to see if there were any ordinances for pool closure and use of the pool area. Would signage cover the liability issue? One on the ladder and one on the gate. Lisa checked with Bob Ludecka concerning pool closure and it was strictly a money saving issue. Jack brought up the idea of opening it up to the community. Steve brought up that we have to have the memberships support on keeping it open. This could possibly be a way to have the community aware of our membership. No insurance implications. Topic should be tabled until the repairs are completed.

Board Elections- 3 new seats need to be available. Put notice out in a newsletter and have them place their name on the ballot. We need to have members and proxy's available to have vote for new board. Normally vote is at December. Once name is submitted member can then campaign. How they campaign is up to them. In the past Lisa created a summary of the candidates and had it available the night of the vote. Vote needs to be scheduled. If that night we do not have a quorum we can then push the vote to a later date. Quorum is 51%, we will need to check with membership for exact number members. Special meeting for elections. Lisa will need to investigate available dates for election meeting. Need to have multiple communications as well as send out proxy information out.

Community Vision- Jack brought up re-visiting the vision we had for the community center. One of the easier suggestions was a community garden. Andrea has the list that was suggested by the community. Kathleen mentioned in a Newsletter and received feed back. We need to check with Kathleen.

Question from the floor concerning Lisa S wanting to include SouthGate membership in a social. Supper club. Lisa S to gather information and forward to the Newsletter.

Matt had a question concerning the shower wall and seperation. Is there a gage that we can measure to see if it has progressed. Pool to investigate.

Motion for adjournment made by Steve L second by Dan. Meeting adjourned at 7:32pm