

PACES CLUB HOMEOWNERS ASSOCIATION, Inc.

Board of Directors

www.pacesclubhoa.org

Meeting Minutes

For Regular Board of Directors Meeting

Date: Wednesday, October 19, 2011 Time: 6:30 pm

Location: 4322 Sugar Maple Chase

Attendees: Chuck Jones (President)  
Clayton Little (Vice President)  
Kelly Simcox (Treasurer)  
Alicia Gatto (Secretary)  
Craig Moore (Member at Large)  
Tamara Owen (Riverside Property Management)

Quorum: 5 of 5 Directors present, quorum requirements met.

Call to Order by Chuck Jones, President – 6:40 pm

Minutes

Minutes from the September 2011 meeting approved unanimously.

Treasurer's Report

*Reimbursement requests:*

Chuck – balloons for garage sale

Clayton – garage sale signs invoice already sent to Tamara via email

Alicia also gave Tamara checks for non-resident tennis fees.

Expecting requests for Spooky Trail expenses (\$300 already approved)

Dues will go up for 2013, not next year.

Tamara to include 2012 budget in mailer regarding annual meeting. Kelly suggested raising the projected electricity budget by \$250 to compensate for the added lighting around the lake.

The retainer fee for WNCW for \$1200 has been sent – we want to finish the updated covenants and by-laws before changing attorneys, but we may have until February to pay retainer.

WNCW bill for \$315 is for unpaid dues. They send the bills to homeowners then bill us.

## Annual Meeting Agenda

Welcome and Voting - Chuck  
Treasurer's Report – Kelly  
Accomplishments of the board – Clayton  
Social events – Craig  
Communications - Alicia  
General questions – Chuck  
Election results

\*after election, we will set dates for all 2012 board meetings at our first board meeting with the new board

Alicia to check into doing an email to the community before the meeting and will update the message board the day after Halloween.

Clayton will order new signs for the HOA Annual Meeting – 8 double-sided – to read “Annual Meeting – Tuesday 7pm – pacesclubhoa.org”

## Covenants and By-laws Update

Alicia to update voting list – we are approximately at 50 votes to go.

## Neighborhood Watch:

Scott McConnell, Craig and Chuck volunteering to be block captains. Clayton will ask Don Schmidt, Chuck will ask Daniel Bledsoe. Kevin de Long needs to recruit captains.

We need to print a map of the neighborhood and divide it up into the ‘blocks’ – or have Kevin do it – approximately 10 houses per block.

Reports of brown van suspected of dealing drugs – spotted usually right after the school buses are done for the day – the police were called and we believe a report was filed.

## Community Projects

*Grass Roots:* Chuck wants to walk the property with them to check for areas of neglect and address them before election. Pansies around entrance are due for replanting, \$500 – purple yellow and white approved. They will also line the side of the lake that has eroded with rocks.

*Lighting around the lake:* waterfall and fountain cut off, because they nicked the cable when trenching. It apparently was not buried deep enough when originally installed. At meeting time, the fountain was back up but not the waterfall as they pumps need to be primed. 11 fixtures to be installed around the lake plus the 1 by courts 3 & 4. Hoping to complete by middle of next week.

*Handyman (Jason Willis):* Kelly was not happy with the work done to the observation deck to support it but admits it needs a closer look. Chuck to follow up.

*Security detail:* approved Nov 1 date to terminate current security agreement – will state that it is due to the elections and that the new board will decide whether or not to continue next year.

Architectural Control:

*Requests:* 2132 Sugar Maple Lane and 2120 Sugar Maple Lane – both approved

*Violations:*

\*4317 Sugar Maple Chase – Pepsi machine in driveway much too long; installing wooden deck at front door when ACC form clearly states it would be black metal railings and does not mention wooden deck. Letter needs to be sent. Also they have a barking dog – suggested to call the cops every time.

\*4161 Glenaire Way – truck parked under tree in lawn with no tag – second letter to be sent.

\*2004 Maple Ridge Court – shed still needs to be removed, no response to first letter. Motion was made and approved to get a letter sent from the lawyers with a 14-day deadline for removal before board has it removed as per our current covenants and by-laws.

Tamara stated that of the 50-100 letters sent out each month, she has only received 14 responses all year.

Other Items

*New Business:*

- no grant money from USTA yet for juniors courts changes as we are missing the center mark on the baseline.
- Maps – if the lawyers have them, they can get copies, and if not we can get them from the county if necessary.

**TAMARA ACTION ITEMS:**

We would like to get updates on the following:

- 1) Find out date of WNCW contract for retainer renewal
- 2) To call Court Makers about adding a center mark on the baseline of the USTA junior lines on courts 5 and 6.

Next Meeting

- Annual HOA Meeting – November 15, 2011, 7pm ET at Summit Baptist Church

Adjourned – 8:05 pm

Submitted by Alicia Gatto, Secretary