

AUTUMN WOOD AT HUNTER'S FIELD HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
Thursday June 18, 2020
Via Zoom

CALL TO ORDER:

The General Session of the Board of Directors meeting for the Autumn Wood at Hunter's Field Homeowner's Association was held on Thursday June 18, 2020 via Zoom. President, Sean Wolpin at 7:05pm, called the meeting to order.

ROLL CALL:

DIRECTORS PRESENT:

Sean Wolpin, President
Rashmi Shah, Treasurer
Chris Hernandez, Vice President
Miguel Chavez, Member at Large
Monsef Sidrak, Secretary
Steven Dhanjal, Member at Large

DIRECTORS ABSENT:

Tony DiRaimondo, Member at Large

CT PROP MANAGEMNET REPRESENTATIVE:

Kristy Towry, Association Manager

HOMEOWNERS FORUM:

Lynne Wilcox
Richard Ballagh
Linda Gould

APPROVAL OF MINUTES:

Board Members reviewed the Board Meeting Minutes. Steven Dhanjal made a motion to approve the Minutes from the May 21, 2020 Board Meeting. Miguel Chavez seconded, all present approved.

FINANCIAL REPORT:

Rashmi Shah reviewed the financials through May 30, 2020. Steven Dhanjal made a motion to accept the financial report dated May 30, 2020. Monsef Sidrak seconded, all present approved.

POOL/SPA

Pool Re-Opening

The Board discussed at great length and detail about needed services, improvements, costs, and protocols necessary to be in compliance of re-opening the pool/spa. Summary of items discussed:

1. Increased Facility Cleaning Services:

- Current Winter schedule is 2x/week - \$340.00 per month.

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- Current Summer schedule is 3x/week - \$420.00 per month.
- Proposed New Temporary schedule 4x/week - \$600.00 per month (\$180 Over/not budgeted)

2: Facilities Improvements:

- Liquid Sanitizer Dispensers -
Plastic wall mount dispenser is \$99.95 + tax. (3 Units \$299.85 + tax)
Labor to install estimated \$60.00.
Gallons of liquid disinfectant (meeting the minimum of 70% alcohol) are \$59.99 + tax each.
Recommending ordering a minimum of 4 refills \$239.96 + tax(as shipping times vary greatly right now).
- Batteries to operate dispensing units: est. \$50.00
- Estimated Initial Cost: \$700.00 Over/not budgeted

3. Signage:

- 3 signs **\$80.00 Over/not budgeted**, placement at entrance, by spa and one other location TBD.

4. Document and Protocols - Legal Review:

- Beaumont \$345(hr.) Over/not budgeted - not to exceed 1 hour to review and make recommendation/changes if necessary.

Proposed Initial Estimated Cost to Comply: \$1350.00 + reoccurring costs. (Over/not budgeted)

Sean Wolpin made a motion to approve the pool re-opening plan with a target date of re-opening the pool of July1, 2020 with the exception that costs involved were not to exceed \$1350.00. Steven Dhanjal seconded the motion, and the motion passed unanimously with all present.

The Board reviewed and discussed the proposed Temporary Emergency Pool Rules, Sign-up sheet, and the Hold Harmless Agreement that must be signed by homeowners to access the pool area. The Board adopted the Temporary Emergency Pool Rules with exception of some edits Sean Wolpin will make and then it will be sent to Beaumont to review.

UNFINISHED BUSINESS:

Security Cameras

Monsef Sidrak reported that he had the cameras and that he would be available to set them up this weekend. Monsef Sidrak requested to set up a gmail account that will support the cameras and will also support the new website that that is in development. The Board agreed to the gmail account and Monsef Sidrak created it during the meeting. Sean Wolpin also asked if anyone might know of a second volunteer/homeowner at the other end of the greenbelt that would be willing to have a camera installed. Steven Dhanjal mentioned that he would reach out to a homeowner he thought would be willing and get back with an answer.

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Pool UPS

Monsef Sidrak will have the UPS backup power unit ordered by next week. Monsef Sidrak reported that all of the monitoring equipment was working. He will need to reset the equipment to obtain all access by the Board.

Wrought Iron Fence

There are 2 rods broken on the fence causing a gap near on Cochran near Oak Haven. Christopher Parker at the city says that the fence belongs to the association. Kristy Towry was requested to investigate what the process is to donate that area of fence that is in the same area as the planter that the city maintains. Steven Dhanjal will reach out to his welder friend for a bid to fix the fence.

NEW BUSINESS: Item added to agenda at meeting.

Landscaping

Brightview Landscape seasonal color enhancement proposal \$2000. 00

Chris Hernandez will be get with Brightview for some changes to the enhancement planting choices and also discuss what options there are to get rid of the junipers in the area of where the tree was removed. Steven Dhanjal motioned to move forward with Brightview with the enhancements at a cost not to exceed \$2000.00. Miguel Chavez seconded the motion and the motion passed unanimously with all present.

ANNOUNCEMENT OF NEXT MEETING: July 16, 2020 Annual Meeting - Location via Zoom (subject to change)

MEETING ADJOURNMENT: 8:17PM

Respectfully submitted,
Kristy Towry - Recording Secretary