

**Cascades Park Homeowners Association, Inc.
Board of Directors Meeting Minutes
Monday, May 10, 2021 – 7:00 p.m.**

***** Meeting was conducted via teleconference due to concerns over Covid-19 *****

BOARD MEMBERS PRESENT

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| Kevin Weltens | President |
| AJ Glascock | Vice President |
| Heidi Lathrop | Treasurer |
| Cathy Daum | Member at Large |

BOARD MEMBERS ABSENT

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| Christine Alexander | Secretary |
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MANAGEMENT ATTENDEES

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| Dana Mirch | Community Manager, SFMC, Inc. |
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OTHER ATTENDEES

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| Paul Bjorlo | Recording Secretary, Notable Minutes, Inc. |
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HOMEOWNERS PRESENT

No homeowners participated in tonight's meeting.

I. CALL TO ORDER & VERIFICATION OF QUORUM

Mr. Weltens called the meeting to order at 7:04 p.m. and verified a quorum was present.

II. OPEN FORUM

Nothing was discussed during this portion of the meeting because no homeowners participated.

III. COMMITTEE REPORTS

A. Covenants Committee: Nothing was discussed.

B. Website Committee: Nothing was discussed.

C. Newsletter Committee: Nothing was discussed.

D. Social Committee: Ms. Lathrop stated that the Social Committee had held a Neighborhood Cleanup event (in celebration of Earth Day) on April 22nd. Volunteers gathered and helped pick up trash around the community. It was noted that a lot of trash was removed from the stream. Mr. Weltens asked Ms. Lathrop if she had incurred any expenses as part of planning this event for which she needed to be reimbursed, and Ms. Lathrop said she had not.

IV. APPROVAL OF MINUTES

MOTION: Ms. Lathrop moved, Ms. Daum seconded, to approve the April 12, 2021 meeting minutes as submitted. The motion passed unanimously (4-0-0).

V. FINANCIAL MANAGEMENT

A. Financial Management: Management included the March 31, 2021 Financial Summary Report in the Management Packet for review.

VI. CONTRACT SERVICES

A. Grounds Maintenance: Winter trash pickup is performed every two weeks. Mr. Glascock stated that he felt overall turf management in large areas seems to be pretty good. The Board noted that the turf maintenance in smaller areas has not been nearly as good. The Board specifically noted that Genesis Landscape was having difficulty reaching these smaller areas with their equipment. The Board asked that Management relay their feedback to Genesis and continue to monitor problem areas throughout the community to see if they notice any improvement.

B. General Maintenance: Light outages have been reported to CP Electric and have been addressed.

C. Signal 88 Patrol: Management continues to provide patrol reports to the Board. Contract renewal month is June. Mr. Weltens stated that there are several commercial vehicles that have shown up in the Victoria Station and Tottenham Court areas. Ms. Daum stated that the availability of visitor spaces near her house continues to be an issue.

D. Trash Service: No new issues to report currently. Issues related to missed collection of debris continue to be raised by homeowners.

Management continues to communicate concerns to ADSI. Mrs. Mirch said she would follow up with the representatives from ADSI to let them know debris collection issues were persisting.

E. Snow Management: Nothing was discussed.

F. Irrigation Service: Kurt is likely to be turning on the community's irrigation system sometime in the next week or two (certainly sometime before the end of May).

G. Pool Service: Premier Aquatics has made repairs to the pool. Management hosted a Zoom meeting on May 5th that included the contractor, Mr. Weltens and Mr. Glascock. The Board has been asking Premier Aquatics for assurances about lifeguard availability since January. The Board recently received an email from Premier Aquatics stating they had not secured and could not guarantee the availability of lifeguards, which could jeopardize their ability to open the pool this summer. Because of this uncertainty about whether they will be able to open Cascades Park's pool as scheduled on May 29th, Management has secured a proposal for management services from another vendor.

The Board and/or Management have spoken with other vendors who have suggested to Cascades Park that they may need to advertise and solicit for lifeguards from their own communities to secure lifeguards for the upcoming pool season. The Board also discussed the possibility of sharing their lifeguards with another nearby community and doing a split operation (i.e., one pool would be opened three days in a week, while the other pool would be opened on three other days of the week). Premier Pools was one vendor who expressed that they might be able to offer the community a more concrete commitment to keep their pools opened this summer. As such, the Board asked Mrs. Mirch to contact Premier Pools again to ask if they still thought they could provide assurances about staffing the pool this summer as they had recently done in the proposal, they sent Management. If they can guarantee lifeguard availability for the summer, the Board asked Mrs. Mirch to have Premier Pools to draw up a contract. Once Mrs. Mirch receives this contract, the Board asked her to contact Premier Aquatics and to notify them that they would be hiring a different pool contractor for this summer if they cannot offer any assurances about the availability of lifeguards for the summer.

H. Pet Waste & Common Area Trash Can Service: Doody Calls continues to provide service. Vendor currently services 3 pet waste stations once

per week weekly and 3 pet waste stations twice per week. Common area trash cans are serviced every other week. The Board has requested a map of service locations with collection day information. Management has relayed the request to Doody Calls and agreed to share this feedback with the Board once they have received it from the vendor.

VII. OLD BUSINESS

- A. SavATree Proposal:** The Board reviewed a proposal from SavATree (estimate # 500368) but decided they wanted to have Board members visit the site of the proposed work before approving the contract.
- B. Virtual Meetings:** Management included email correspondence with the Board's counsel about the viability of continuing with virtual meetings. The Board said they did not expect this to be an issue until they have their annual meeting which they usually have in September.

VIII. NEW BUSINESS

No new business was discussed during the meeting.

IX. RESIDENT & MISCELLANEOUS MATTERS

Nothing was discussed.

X. EXECUTIVE SESSION

MOTION: Mr. Weltens motioned, Mr. Glascock seconded, to enter Executive Session for the purposes of discussing Legal Matters, Collections, Homeowner Violations, Accounts, Account Delinquencies, and Homeowner Correspondence at 8:15 p.m. The motion passed unanimously (4-0-0).

MOTION: Mr. Weltens motioned, Ms. Lathrop seconded, to exit executive session and return to regular session at 8:25 p.m. The motion passed unanimously (4-0-0).

MOTION: Mr. Weltens motioned, Ms. Lathrop seconded, to allow SFMC to work with Premier Pools and American Pools to draw up a new contract (not to exceed \$70k for the opening of the pool for the 2021 summer). Once this has been done, the Board has asked Ms. Mirch to advise Premier Aquatics that they had 48 hours to guarantee service for

the summer or the Board would terminate their contract and hire another vendor. The motion passed unanimously (4-0-0).

XI. ADJOURNMENT

MOTION: Mr. Weltens motioned, Ms. Lathrop seconded, to adjourn the meeting at 8:31 p.m. The motion passed unanimously (4-0-0).