

NFHA BOARD MEETING

JULY 14, 2014

NFHA POOL AND TENNIS COMPLEX 11900 GRANT

NFHA Board President Bill Flohrs called the meeting to order at 6:30 PM. Board members present were Bill Flohrs, Greg Dillard, Betty O'Neill, Lisa Tagtmeyer, Suan Hoffman, and Larry Weinstien (arrived 7pm). Ken Menendez, former board treasurer, was also present. Board members Judy Denesia, Mike Flynn, and Alison Velez were not in attendance. Lisa Tagtmeyer was acting secretary in Judy's absence.

A motion was made by Bill Flors to approve the June 16th board meeting minutes. The motion was approved.

COMMITTEE REPORTS:

LANDSCAPING: BETTY O'NEILL

Betty reported that the landscaping looks beautiful (due to the rainfall). The statue face has been painted. She also indicated she is not done spending money as the island on the Ballentine cul-de-sac needs work. She plans to purchase trees in August for this space. Ken suggested risers be installed on the lights in some of the beds since the growth has covered them.

ARCHITECTURAL: LISA TAGTMEYER

Lisa did not have anything to report for this meeting.

MONUMENTS, MAILBOXES, TENNIS COURTS, PROPERTY MANAGER: GREG DILLARD

Greg reported on pool issues which are mostly lifeguard related (accountability, follow through, etc.). The question was raised: "who are the lifeguards accountable to?" There is a checklist, but it is not being enforced/used. The issue needs to be communicated to Jeff Kelly; Steve Parker is concerned.

Pool reservations: a new reservation protocol is needed for the pool/cabana. The procedure for reserving should be added to the website. Currently Cindy is in charge of reserving the pool; her contact information needs to be added to the next newsletter.

A discussion about Jeff Kelly followed. He manages two other pools in the area. The lifeguards lack training in some areas, and should we look at hiring a separate cleaning person for the club/pool house. Ally is still looking for other pool management companies to participate in our bid when the current contract is up for renewal.

Greg reported that the mailbox project is currently on hold (per Steve) and that it will continue in the fall.

TREES: MIKE FLYNN

Bill reported in Mike's absence that Mike is still working on the issue with the Bradford Pear trees on Nieman.

SOCIAL: SUSAN HOFFMAN

Susan distributed a calendar of events she had printed and went over some of the details and agenda items. She explained the Dive in Movie event. The company, "Fun", brings in the projections screen and sets it up.

For Friday Happy Hour, the pool cabana needs to be reserved during the scheduled hours. A discussion about last year's Sunset Grill dinner for adults only prompted a question on budget and price for that event. Susan will check with Teri to see if the event was free to residents. It was decided that a bulletin board area in the pool house would help communicate these events and could host event photos, etc.

Bill noted that he received positive feedback from several residents regarding the July 4th event.

TREASURER'S REPORT: LARRY WEINSTEIN

Letters have been sent to the three homeowners who are past due on late fees. Liens must be renewed every year, will cost too much to enforce.

Three items are under budget: water, sprinklers, and misc. Ken suggested using the term flexing when moving money from one area to another and making a note at the bottom of the budget.

Larry also pointed out on the last page that we are currently 13.5K over budget.

NEW BUSINESS:

- a. Pool bank remediation update: Bill reported that 3 more companies will look at the project and submit bids.
- b. Pool equipment status: the chlorinator has been replaced.
- c. Pool Furniture/Pool house refurnish: Lisa will finish up the last few items.
- d. Adult swim: an average of one person per morning is using the adult swim time.
- e. Nottingham Place pool usage: residents not interested in paying for the usage.
- f. Tree Policy: Mike is working on.
- g. Pool Management Co: see Greg's report
- h. Board terms:
 - i. Transfer fee: Per Phoebe we do not charge a transfer fee; although we get charged for document transfer fees. A discussion on if and how much to incorporate into this fee followed. Larry will discuss with Phoebe.
 - j. Homeowner addition: Lisa and Bill worked with the homeowner on a revised plan that will suit the neighbor as well as our by-laws and plat restrictions. I construction drawing was passed around for a visual.
 - k. Little Free Library: the board approved the request with the following restrictions:
 - Must be painted to match the house/aesthetically pleasing
 - Use of 4x4 posts for support
 - 3 month trial period
 - Daughter of homeowner must submit a 100-200 word essay/report to Bill prior to each board meeting during the trial period.

- l. October Yard Sales: looking for a coordinator
- m. Definition of cabana and gazebo: Bill will work on this policy.
- n. Fiscal controls: Cautions about checks written to board members. Need bill ahead of time for any expense over \$500. Prefer an invoice in advance.
- o. Website: Board agreed it would be best to start the process now.
- p. Homes in distress: Betty will send letters to homeowners; will contact the city first for help with dead trees.

E-newsletter items to Lisa Angelone ASAP

Next meeting: Monday, Aug. 4th at the NF pool.

September meeting is scheduled for the 8th.

October 13th, annual meeting, venue TBD

This meeting was adjourned ~ 8:00.

These minutes were prepared by Lisa Tagtmeyer, Architectural Chair