

HOA Meeting Agenda- 1/18/25

- Financials from Carol
 - Account Balances
 - CD Matures?
 - Treasury / Money Market Account
 - No card, Bancfirst doesn't offer a preloaded card
 - Juile to oversee all transactions on the account?

- 2025 Contracts
 - Pitzer contracts to sign next week, another company submitting a bid on Monday. If competitive, do we want to give them a shot or stick with Pitzer?
 - Cleaning- Kings has been missing quite a bit, K&L Cleaning bid weekly and bi-weekly pricing. Are we content with Kings if they step it up or try someone new?
 - Northwest Pool- Currently paying for 7 days a week maintenance, after speaking with Rachel our rep, she says most commercial pools like ours they service do 4 days a week and its plenty. Cut our pool cost down by dropping to 4 days a week. We will also be addressing the "black sharp objects" in the bottom of the pool and redo the tile steps this spring Rachel is getting a few of their recommended contractor's info to me to decide who we'd like to use
 - Carol's contract runs until 11/25

- Gym Equip.
 - The treadmills have been giving us quite a few issues unfortunately, between buttons and belts. At what point do we consider buying new?
 - Treadmill that has the button issues currently we will be at \$1100 in repairs on it since we took office. New belt was almost \$900, the treadmill had 7600 miles on it, repair guy claims we should get another 5-6k miles with the new belt. Just something to have on our mind as the equipment is already 8 years old

- Committees
 - We would like every committee to put together a 2-year goal for our office term, just to have some goals in place to try and achieve
 - Pool committee will be more short term, events and stuff this summer rather than stuff to accomplish by the end of 2026

- Landscape committee we have 2-3 bids coming in soon, we need to decide what types of plants and bushes we would like to use
- Master List / One Drive
 - Our main goal to finish up by pool season would be completing our new Master List that Chris and I created, also creating a new mass email list with the updated info.
 - Organizing the One Drive
 - I would like to make sure we have Pool/Clubhouse Waivers from everyone in the neighborhood, we even added a column in the master list if we could insert/upload a file or the docs into the excel sheet?
 - I think there's some things we could cull whenever we get organized, and the master list completed
 - I also created an updated Google maps ariel view of the Common Areas and Villas for informational purposes. Rebidding, maintenance etc.
- Basketball Court
 - We have discussed amongst a few HOA board members a basketball court, with a removable pickle ball net to add to the clubhouse appeal, basketball court would be something for the kids as they outgrow the playground and there is about to be quite a few
 - Removable pickle ball net would be fun for all age groups, we could have a tournament one Saturday night once a month or something
 - Waiting on a concrete bid and other to see what a final cost will be
 - Spoke with Joe on this matter, only issue would be cracking on a new slab, Chris mentioned potentially using the parking lot for the goal, and maybe even the pickle ball net. Not sure if it's against a city code or worth using the north half of the parking lot??
- Website Designer
 - Currently integrating our website to have a community and admin login, to allow us to have a HOA calendar, place to upload meeting agendas and minutes, newsletters, by laws, upcoming events, and to access the facility waiver and rental room agreement at any time without contacting us via email and us having to email it

- Update the pictures of the clubhouse and neighborhood on the website once we get the new landscaping done and the pool maintenance done and filled back up

- We will need to update our Pool Letter, there is a 2023 version in the One Drive we can update, and we will send out to everyone either by mail or mass email before pool season
- When do we want to have our annual community HOA meeting
- Would we like to move HOA dues to around April/May for 2026?