

Gunners Pond Homeowners Association Meeting

March 19, 2016

Roll Call – Introductions

Report of Officers – Pat Bartlett resigning, as President was vacated

Review of Budgets/Expenses:

- Insurance increased from 2009-2016 from \$1,128 to \$1,739
- Utilities have been consistent
- Higher admin/legal costs in 2015
- Pool – last year expenses were a bit higher due to heavier use, a few repairs, new filters being the biggest expense (first new set of filters in 8+ years), etc.
- This year, pool expenses are expected to be normal – other than upon uncovering pool it must be drained and refilled, so cost of water and chemicals to balance water will be necessary
- Social activities – last year we had an increase in social activities – 4th of July, Easter Egg Hunt, etc.
- Repairs and upgrades
 - New playground equipment
 - New pool furniture and umbrellas

Clerical Notes:

- 46 members' dues are paid in full
- 20 members' dues are open as of March 19th, 2016

Note: 5030 Gunners Run is not part of Gunners Pond

Board Member Notes – 2 open board member spots for remaining year of 2 year term

- Nomination and Voting for Melissa With and Bridget Scott
- Danielle Cooper nominated and appointed as President
- Reading of Board responsibilities – Pat Bartlett

Open Positions

- Position of Secretary now open – Nomination of Melissa With – accepted, voted favorable by the board

Pool Notes:

- Maintaining contracted pool company/person from last year

New Business - suggestions

- Play area – suggestions to grade and mulch the area to the left (south) of the walkway. Culvert and drainage ditch needs to be cleaned up. This area is generally unused, does not grow grass well if at all, and is perfect for a permanent playground area

- Pool Deck – recommendation to refinish pool deck before pool season
 - Estimate of approximately \$2,600 for materials
 - Labor to be a community project
- Discussion of Community Work Days – potential scheduled work days – April 16th for landscaping, May 7th for pool uncover/prep (dates are still TBD and communication will be forthcoming)
 - April 16 agenda :
 - people power for chairs, umbrellas, fence, tennis court, etc.
 - Island clean up
 - Front entrance
 - May 7 agenda :
 - Uncover pool, put away cover, start pump
 - Brush and vac pool
 - Clean tiles
 - Start pool draining
- Pool Waiver – There were several questions regarding the newly required Pool Waiver. This year a Waiver of Liability is required, in addition to dues payment, for issuance of the pool key. It was determined that a committee would be formed to further research and review the waiver. At this time, the waiver is a requirement for receipt of pool keys.

Committees

- Waiver Committee
 - Purpose – Due to community concern regarding the waiver, further review and research will be done. This is the first year that a waiver has been implemented so understandably there is some concern . Some questions regarding the waiver include the legality of such a waiver, (do our Gunners Pond bylaws/covenants support the waiver?), will the waiver require an amendment to the bylaws, usefulness of the waiver, risk concerns, actual verbiage and its impact.
 - Chairperson – Dave Thompson, Cat Thompson, Blair Blinkhorn, Melissa and Michael With
- Communication Committee
 - Purpose – To continue to maintain consistent communication among multiple lines of communication including, web page, email, Facebook, mailings, etc. Communication a point of discussion regarding recent changes and policies. It was deemed imperative that communication be focal point of attention. A quarterly newsletter will be part of this committee.
 - Chairpersons – Cat Thompson and Melissa With, Newsletter – Joanna Smith
- Spillway project –
 - Purpose - Spillway is in need of repairs or potential reconstruction. There are below surface leaks in the dam and the spillway entrance, and a big hole in the spillway surface. In addition, the spillway is cracking and breaking towards the waterfall with additional wash back under the spillway. Potential phased in approach due to the anticipated expense involved in repairs needed. Potential 3-5 year plan.

- Chairperson - Melissa With. Members are Bridget Scott, Tommy and Joanna Smith, and Michael With. Tommy Smith has chaired similar spillway/dam projects in the recent past. He will be invaluable in this process.
 - Access is a noted concern. Due to repaving of driveway to be used for potential access, timing may be an issue. Otherwise, tree clearing may be necessary.
- Island Area Project –
 - Purpose - Pond continues to recede by the pool area creating a brush and mosquito issue, as well as limited access to the pond by members and poor aesthetics. Suggestion to dredge out area, trench the creeks out, and decrease silt drainage. Due to the contractor/equipment necessary, this project has been combined with the spillway project for optimal pricing and efficiency. Could be combined in a 1-2 equipment days to coincide with the playground area work, also.
 - Committee members are the same as noted for the Spillway Project
- Pool Committee
 - Pat Bartlett, Dave Thompson, Danielle Cooper, Jeremy Hils – will solicit others' help for the twice-daily pool checks.
- Front Entrance Committee –
 - Purpose – Desire to increase the visibility and aesthetics of the current sign to better represent our neighborhood. Desire to bring up to the quality of surrounding neighborhoods. Interest in potential electricity and water access. Speed limits signs have also been added to this project.
 - Chairperson – Blair Blinkhorn, Darla Kemp, Rick Thomas, Jess Grogan, Rich Webber
- Social Committee
 - Purpose – to continue to encourage a community spirit with activities within Gunners Pond including Egg Hunt, summer activities, 4th of July activities, etc.
 - Chairperson – Cat Thompson, Bridget Scott, Sally Scott, Joanna Smith, Janet Cronic (as needed), Melissa With (as needed)