

Springbrook Hills Home Owners' Association (SBHOA)

Tuesday, July 14, 2020

Minutes

1. Call the **Zoom** meeting to order: 7:03 pm Attendees: Bill Kimble, Darlene Dalessandro, Brandon Nader, Jordan Burnie, Sue Markee, Rob Matko, Jenn Zillins, Mike Naberuhis and Kara Naberuhis
2. Approval/changes to Agenda for July 14, 2020: Bill motions to approve, Brandon seconds. Approved
3. Approval of Minutes from Board Meeting April 14, 2020: Bill motions to approve, Jordan seconds. Approved
4. Open Forum: no comments or discussion
5. Courts Update
 - a. Meeting between homeowners adjacent to courts and players
 - i. Zoom meeting held 7:00 pm July 13, 2020
 - ii. Homeowners adjacent to court voiced concerns regarding Pilot Program
 - iii. Discussion of green zone paddles
 - iv. Alternative courts
 1. Barb Parsons/Bill Kimble to reach out to DeWitt School District
 2. Bill Kimble to reach out to DeWitt Township and City of DeWitt
 - b. Additional signage for courts
 - i. Brandon emailed an example language for new Rules Sign
 - ii. Rob and Bill will work out the wording
 - iii. Sign to include
 1. Pickleball hours between 8:30 am to 8:00 pm
 2. Green zone paddles required
 3. Tennis and Pickleball only (Racket sports)
 - c. Update on court improvements/upgrade report
 - i. PCI provided preliminary cost estimates
 1. Rehab 2 existing courts \$34,000
 2. Construct new Pickleball Court at Norris Road \$56,000
 - ii. Methods for feedback from homeowners regarding tennis courts
 1. Open forum meeting – possibly at Annual meeting
 2. Email Blast
 3. Survey with annual dues
 4. Survey monkey
 - d. Modifications to Common Area Acceptable Use Policy
 - i. Motion by Jordan to modify Common Area Acceptable Use Policy to include Pickleball; Second by Brandon
 - ii. Vote - Approved
6. Treasurer's Report – Darlene Dalessandro –
 - a. Fund Balances
Checking Account: \$42,130.76

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Savings Account: \$38,262.45

CDs: \$40,000.00

Accumulated CD Interest: \$~~1,536.20~~

795.51

~~b.~~ Decision to roll CD over or deposit into account: next CDs to mature 3/2021 and 8/2021

~~e.b.~~ Transition of Treasurer's Role: Darlene and Sue to work on transition

7. Architectural Control Committee Report – Jordan Burnie
 - a. Submittals/approvals
 - i. Pool approval on Sara Ann – Jeff Goodrich
 - ii. Complaint regarding playground resolved
 - iii. Potential home buyer fence question – informed fences only allowed with pools
 - iv. Walkway approved
 - v. Dead trees issue on homeowner's property – Bill volunteered to look at trees and potentially discuss with homeowner.
8. Maintenance Committee Report – Contractor Items - Brandon Nader
 - a. Spartan Lawn Care, Inc. – with the dry grass will lengthen the amount of time between mowings
 - b. Trisha Circle cul-de-sac re-landscaping Bill has not received information from contractors
 - c. Lights in Crofton Park – have been repaired
 - d. Howe Road Pond – fountain timer has been repaired
 - e. Pavilion repair work – Darlene received estimate from Randy Hansen: \$4,950.00 with specific siding/shingles; To allow for some flexibility in material selection, Bill motioned to approve up to \$5,500, Brandon seconds. Approved
 - i. Re-shingle over existing roof
 - ii. New Vinyl siding
 - iii. Wrap poles
 - f. East Entrance Letters – mounting
 - i. Bill working on threaded rods
 - ii. Need to find someone to drill holes in block entrance wall for rods
 - g. Delayed installation of entrance and gazebo sprinkler systems due to COVID-19
 - i. Contractor will be out 7/15/2020 to adjust sprinklers and investigate low pressure issue
 - ii. Brandon will request they set the Gazebo sprinklers to only run once a week so that the grass does not become too saturated
 - h. Playground additional Mulch
 - i. Woodchips preferable over mulch
 - ii. Hammond delivery fee \$36.00 and approximately \$22.00 per yard, need 10 to 12 yards
 - iii. Brandon to follow up
 - iv. Volunteers would spread
 - i. Gazebo staining – Bill to follow up and find someone to stain

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9. Events and Marketing Committee Report

- a. Concert in the Park overview
 - i. Held 07/07/2020
 - ii. 50 – 75 people
 - iii. Band was good
 - iv. Cost about \$75.00 with snacks and drinks
 - v. Everyone respected social distancing
- b. Neighborhood Garage Sales – cancelled due to Covid 19 precautions – will be announced via Facebook and blast email
- c. Additional events in 2020 – can we modify to meet CDC/Michigan guidelines for COVID-19
 - i. Santa Clause give away should be feasible

10. Future Meetings

- a. November 10, 2020

11. Adjournment of the **Zoom** Meeting: 8:27 pm