

**St. James Park Homeowners Association
General Meeting Minutes
Monday, January 27th, 2020**

Officers Present: President Walt Strong, Treasurer David Payne

Officers Absent: Vice President Ike Donnelly, Secretary Jennifer Donnelly

Board of Directors Members Present: Ed Chojnicki, Don Cervi

Board Members Absent: Thom Duncan

Committee Chairs Present: Cheryl Barton, Ed Chojnicki

Committee Chairs Absent:

Members Present: Jerry Nevels, Michael Sorke, Ed Chojnicki, Pat Roberts, David Payne, Carol Odom, Jenny Goldberg, Cheryl Barton, Jawad Driss, James Arati, Jay Cervi, Cherry Strong, Teddy Wilson

1. President Walt Strong called the meeting to order at 7:03PM
2. It was determined that a quorum was present.
3. Motion to approve October 21st, 2019 minutes by Carol Odom, seconded by David Payne...unanimous approval
4. 2020 Budget was approved by Board of Directors. Should be able to get through 2020 without raising dues.
5. President comments -
 - OEC Fiber Optic - Now available in SJP. Ed Chojnicki says he has signed up. David Payne says house install will take approximately two weeks.
 - South Pond Update - Thom Duncan not present for update. Don Cervi says leak is not yet resolved. We need to set a meeting with engineers, storm water people and City staff to discuss resolution. Don also says we should contact our City Council Member Sereta Wilson who has expressed a desire to be involved.
6. Treasurer Report - David Payne: Good news, income exceeds expenses. No unusual expenses for the year. More than usual spent on Christmas lights due to first time decorating the new island on west side of 24th at main entrance. Influx in "Income Column" is from 2020 dues being paid by HOA members.
7. Developer Report
 - Cougar Homes is building a house on Kimball Drive that will be part of this years Festival of Homes. This will cause increased traffic for a couple of weekends during the month of June. We may increase activities at the Clubhouse to also display our neighborhood in an attractive light for those visiting.
 - Hospital to be built on south edge of Hwy 9, west of SE 24th near the Perfect Swing property. There has been no contact from hospital representatives to explain their intentions (or not) to build on the property. Don will make calls to Council Member Wilson and Chamber President Martin to see if they can provide an update.

- Developers will meet with City Parks representatives about building a new City Park near the pond at the west end of Southlake Blvd.
- HOA needs a Secretary. Secretary Jennifer Donnelly, elected at January 2019 meeting, has not been active. Anyone interested, please contact Don or Walt.

8. Landscaping and Grounds - Don Cervi

- Gopher problem at south pond dam. Don has hired professional help to rid the area of gophers. Increases expenses for HOA but demonstrates to City we are taking aggressive and professional action to control the issue.
- Mowing - The company that has mowed our properties for >15 years has retired. Don is seeking bids for new contractor. Budget was adjusted upwards in anticipation of a higher cost. To date, four appointments has produced only one bidder.
- All SJP Crepe Myrtles have scale. Spraying will be required but is not in our budget hence an added expense.

9. Clubhouse, Pool, Fitness Center - Ed Chojnicki

- December - purchased a rack for dumbbells in the fitness center.
- Security Cameras — This was considered at the October meeting and agreed upon. The installation is now in the budget. Install would be self-help (Ed Chojnicki, Thom Duncan and other residents). Some discussion about possible using Ring cameras. Downside is that these WiFi cameras can be easily hacked. While parents could access WiFi cameras to monitor their children's activities at the pool, others are opposed to this sharing because no positive control on who might access the WiFi system.
- Clubhouse floor needs attention. Chairs have "chipped" the surface leaving unsightly white spots. Don will investigate how to repair and subsequent resurfacing.
- Someone volunteered to donate a small trampoline and exercise ball for the fitness center. After short discussion, it was decided that insufficient room in the fitness center and increased hazardous objects was not justifiable.
- Member asked how to get a Key Card for the fitness center. Key Cards are no longer issued during closing. Members must now contact ARIA to get a card.

5. Clubhouse Rentals - Cheryl Barton

- Cheryl is now point-of-contact for Clubhouse Rental. She reported only one rental since she took over this month. So far so good. She has two reservation for May (graduation parties). Cheryl and Carol need to work out Clubhouse Rental Calendar access.
- Carol Odom reported eight rentals between October and December 2019.

6. Carol Odom — July 15 thru today, there have been 10 rentals. Two of the 10 were non-residents. August was busiest month and there are two reservations for May 2020 graduation parties. Three in November, two in December with a few other requests that have not been paid so not on the calendar.

7. Activities — Cheryl Barton: Cheryl has agreed to help with activities but cannot lead in this. HOA needs an Activities Volunteer. Walt will post this need on NextDoor.

8. New Business:

- Don Cervi talked about his intent to buy a table with umbrella for the patio area adjacent to the pool. While we are aware of difficulties relating to umbrellas and high winds, Don feels it is worth a try.
- A question about extending SE 24th Avenue to connect with Cedar Lane. Concern is having another ingress/egress route for SJP. Valid concern. Don explained long-range plans to accomplish these connections.

9. Next Meeting April 20th, 2020, 7:00PM, SJP Clubhouse

Meeting adjourned