

Seasons 4 HOA Meeting Minutes 4/30/2024

I. Meeting Called to Order at 7:00 pm

- Board Members in attendance: Michelle Caravello, Janet Sickler, Rich Santiago, Chris Cummings, Vickie Menard, Gerace Olson
- Board Members absent: Julie Walker
- Community Members in attendance: Kausar~ 747 Country Lane South

II. Approval of 4/2/24 Minutes

- Motioned by Janet
- Seconded by Rich

III. Officer Reports:

A. President -

- no report

B. Vice President - Michelle

- Chris and I worked to return old Comcast equipment
- Pool setup May 10th
- Overdue accounts-Discussed what to do when residents don't pay their dues
 - 1st letter (reminder) sent out June 15, Reword the 2nd letter to include a payment plan option (July 15), then a 10 day demand letter (August 1), then forward to a collection company (August 15)
 - If they are Overdue 1+ year(s), we send a letter explaining liens, evictions, etc.

- Discussing setting up a credit card option to pay dues-Rich will look into it

C. Secretary - Julie

- 640 Springfield Dr closed 4/12/24
- 436 Winterwood Dr closed 4/19/24

D. Treasurer - Janet

- Gas \$438.18
- Elec \$272.25
- Water \$123.85
- As of 4/30: 58 full dues paid 44 Senior
- Pool tag pick up—people that are attending
 - May 16th 6-8 Michelle, Vickie, Gerace, Julie, Janet
 - May 19th 2-5 Gerace, Michelle, Julie, Janet
- Pool license paid
- Votes are in, congrats to Rich, Gerace and Julie
- I need W4's from lifeguards
- Landscaping invoice will be sent by mail
- Flag will be delivered tomorrow

E. Pool - Gerace

- Pop up pool parties are an option-We will need to communicate this and decide if guards are needed
- Gerace will have pool parties for grade level kids and will reach out to Samantha to assist
- Adult swim when kids are out of school- There can be one person in charge. Gerace will reach out to them.
- Gerace will reach out to guards
- Janet will look at old payroll to see what previous guards got paid

F. Social/Communication - Samantha/Rich

- Working with Samantha on picnic
 - We will do an afterparty with foam guy
 - Deciding on food-Chris may get grills and we can cook food. Do we have people willing to do this?
- Website has been updated with removing people
 - Vickie will connect with Rich about clubhouse calendar
- Discussed having parties geared towards everyone, not just kids since Christmas and Easter party are not well attended–BINGO, BUNCO, Line Dancing

G. Maintenance - Chris

- Pool is filled
- T Mobile internet setup
 - 10x the speed/ \$50 per month
 - Strong enough to provide high speed at all corners of the pool
- Ooma Phone setup
 - Phones work as normal
 - \$8/ month
 - 911 address enabled, ability to have a second call back number
- Rob officially stepped down, Steve is onboard
- Cleanup evening May 10th
- Maintenance will take over management of landscaper next year

H. Clubhouse & Reservations - Vickie

- Vickie needs a list of responsibilities-Michelle will create it
- Will create a communication to residents explaining open to the public rentals and remind of capacity

IV. New Business

- None

V. Concerns from Community Members

- None

VI. Announcement of Next Month Meeting Time:

- Tuesday, May 28, 2024, at the Seasons Four Clubhouse, 7 pm

VII. Meeting Adjournment at 8:31 pm

- Motioned by Janet
- Seconded by Rich