

Shelbourne Greene Community Association Inc.
Board Meeting via Video Conference, September 24, 2024

Call to Order

Carol Schuler called the board meeting to order at 6:09 pm. Carol Schuler, John Lajiness, Rebecca Jimenez, PJ Lavelle, Debbie Pittard, Marshall Kahn, Rick Arnstein, and Denise Blackwell from AMI were on the call.

Visitors

None

Adopt Agenda

Agenda was adopted with no changes

Secretary Report

Reviewed and approved the minutes from the August meeting.

Treasurer's Report

Operating Balance: \$30,424.08

Reserve Balance: \$165,644.02

Public Meeting Discussion Topics

- Discussed moving reserve account to Merchants Bank to earn more interest on the balance. We currently earn a very small amount per year when we could be earning 10x more at another bank. **Decision: Marshall will initiate process with Denise to move 100% of this account to Merchants Bank.**
- Discussed pool gate that isn't fully closing reliably. Received two quotes (Tinder and ICCS). **Decision: Go with ICCS quote for \$400. They will remove gate, straighten the posts, and reinstall the gate whereas the Tinder quote is just for a new lock (although they stated it wouldn't work unless we straightened the post separately). Once they are ready to work, Carol asked to coordinate with her so she can unlock the chain keeping the gate closed.**
- Discussed broken loungers at pool. We will likely need 10-15 new loungers for next season. **Decision: Denise will look into pricing now to see if the price is better now that it is the off season and that we will be buying in bulk. She will compare this price to the one she got earlier in the year.**
- Discussed how non-board members on the Architecture Review Committee (ARC) are not responding so only Marshall and Debbie are left to do everything. Marshall

requested other board members join the ARC to share the load and ensure the process runs smoothly. **Decision: seek volunteers at annual meeting in November.**

- Discussed quote for tree work from Gaddie's to trim crabapple trees at the Shelbourne Entrances. Discussed possibility of cutting them down instead of trimming them and not replacing them as they are a recurring expense. **Decision: approve the quote for trimming and keep an eye on it for the next couple of years. We will revisit if the expense seems high.**
- Discussed a strange check listed on the August Financial Report. **Decision: Denise will investigate.**
- Discussed replacement playground equipment. We have received several different options and quotes. Board is aligned on a cargo net climbing equipment. **Decision: Rick will get more information on the warranty and the material that the different options are made of.**
- **Post Meeting: 9/26/24 Rick reported AAA offers a 5 year warranty. Via email a motion was made to accept the AAA quote for the climber unit. On 9/27/24 the motion was approved and Denise will move forward purchasing and getting the unit installed by AAA.**
- Discussed request to fence the basketball court and install soccer goals in the grassy area. **Decision: Take no action as it is too expensive to fence and there hasn't been any damage or issues that we are aware of. Soccer goals could be fun but it could encourage out of neighborhood use, balls could run into the street and cause safety issues, and it could complicate lawn care.**
- Discussed limit of placing political signs out prior to 30 days before the election. There are different interpretations – could mean 30 days before early voting or 30 days before main election. **Decision: take no action this year but consult with attorney prior to next election cycle to make sure we are not telling someone they cannot have a sign when it should be allowed.**
- Discussed Corporate Transparency Act and implications for HOA Boards. We would be required to submit information (full name, address, official ID, etc) by the end of the year. It is being challenged in court so a lot is unclear. **Decision: No action – we are just informed that we are supposed to do this registration. It will be up to each board member to decide if they will do this or not.**

Adjourned

General meeting adjourned at 7:16 pm and the Executive Meeting was called to order.

The next board meeting will be on October 22, 2024 at 6:00 pm.