**Executive Session Meeting Minutes**

**Providence Hills Board Meeting**

**May 23, 2018**

The Providence Hills Community Board convened at 7:06 PM, Wednesday May 23rd. The meeting was attended by board members: Shannon Curtis, Bob Armet, Rick Gemereth, and Mickey of BAM. The following agenda items were reviewed:

Financial Update: The current monthly budget and expenditures were reviewed. No issues or irregularities were noted. Dues collection continues at an excellent pace. As of the time of the meeting, outstanding dues are down to $12.7k, with roughly half of it tied up with attorneys. It is expected further dues will be collected as the pool opens on Memorial Day weekend.

Covenants Update: BAM’s recent drive through resulted in 8 notices for weeds, a fence whitewashing, and one for an antenna that was installed without Board permission. There was one hearing in April for a mailbox repair, and that issue has been corrected. Bob A. reported three (3) new ARC requests requiring board approval. All were approved by the board.

Follow Up/Issues Log: The board reviewed the current list of items, topics and concerns from the most recent Community Meeting or submitted via the board email. The following items were covered:

* Clubhouse Rentals – Clubhouse usage has continued to be minimal (3 rentals in last 3 months). Mickey reported the reservation of the clubhouse is picking up for the summer months.
* Clubhouse Handbook – The Handbook of Clubhouse operations was reviewed by the Board and approved. Shannon will send out an email to the neighborhood explaining the purpose of the operations manual. The Board wishes to thank KayDon Kahler for his efforts in putting the operations manual together.
* Clubhouse Accessories – The labeling of the trash cans, both interior and exterior, for normal trash and recycling was completed.
* Porch Side Lights – This work is not complete. Bob will have the electrician take a look at replacing the battery for the switch.
* Website requirements – The website requirements have been completed by Shannon. The development of the new neighborhood website is underway by Shannon and Patrick. It is expected the new website will be ready by the end of the summer.
* “Slow, Watch for Children” sign replacement – Mickey has received the new signs and will pass them along to Bob for deployment.
* The sidewalk path lights are non-functional and need to be removed. Mickey will contact our landscaping company to remove the lights. The Board will address the replacement of these lights later this year.
* The Board has reviewed the use of the television in the clubhouse and the expense of having cable TV connected to it. Based on the use of the TV for viewing cable television channels, the Board has decided to discontinue the cable TV service to the Clubhouse. This will amount to an annual savings of over $1400 to the neighborhood.

2018 Board Projects: The board reviewed the current projects planned for or in execution for the 2018 calendar year. The following updates were provided for each:

* Pool Opening Items & Repairs– The pool passed the county inspection with no issues.
	+ Patrick represented the Board at the staff meeting with the guards for our pool this summer. All went well.
* Ceiling Fans – The ceiling fans have been replaced in the Clubhouse. All are operational.
* Pool fence – The pool fence has been replaced. One issue remains. The main gate to enter the pool opens inward. It will be changed to open outward. .
* Pool basketball goal – The Basketball Goal needs a new rim and was not installed by the opening of the pool on Memorial Day weekend. Our pool company will replace the rim and the goal should be installed by 6/1.
* Pool shade – No further updates on this item. Patrick will continue to work on options and pricing. A target budget of $20k has been set.

Upcoming Dates: The next board Executive Session will be held June 27th. The pool opening party is scheduled for May 26th. The first pool party is scheduled for June 15.

The board adjourned at 8:00 PM.

Meeting minutes submitted by Rick Gemereth, Board President.