

# Oakwind HOA



## Minutes of Meeting

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**Date:** Feb. 9, 2020

**Start Time:** 11:10 AM

**End Time:** 2:20 PM

**Attendees:** Dennis Gray (Chair), John Garner, Ginger Byrd

**Prepared By:** Ginger Byrd

**Agenda:** The main agenda was development of the new 2020 budget.

### **New Business:**

- Cost savings measures for Resurfacing Basketball Courts.
  - Dennis has received 3 quotes which are all substantially less than the \$26,307 amount that was given in the 2019 Reserve Study and used for the 2020 budget presented 11/17/20. The quote amounts were \$9,000, \$7,000, and \$5,500.
  - In addition to resurfacing the courts, the backboards will be replaced and the posts sandblasted and painted. This will be a separate charge from resurfacing the courts estimated to be \$2,000 - \$3,000.
- Cost savings measures in Landscaping.
  - Ginger proposed to try reducing mowing by RGS Landscaping from weekly to biweekly with an estimated savings of \$3,720 per year. Weekly mowing will be reinstated if needed. Board agreed.
  - Ginger will investigate ways to reduce pine straw and seasonal flower expenses. She can lead Spring and Fall workdays, if there are enough members willing to volunteer to help, to reduce the costs of seasonal plantings. Ginger will investigate the potential cost savings.
  - Cindy Adams of All-In-One has sent requests to 3 other landscaping companies for bids to handle the Oakwind

landscaping to see how they compare to RGS Landscaping, the current vendor. All vendors contacted so far have provided higher quotes.

- Cost savings measures for Utilities.
  - Dennis has called all current utility companies and has gotten the natural gas price reduced from \$1.37/therm to \$0.36/therm, and the Comcast bill for wi-fi for the clubhouse and pool from \$171/month to \$118/month.
  - John and Dennis have installed and set-up a Google Nest in the clubhouse that will be used to reduce electricity consumption and lower the monthly bill.
- Discussion of Changing Insurance – Commercial Liability Insurance Policy has been renewed for the year, but Dennis is investigating using another insurer to reduce the annual cost by approximately \$1,000.
- Dennis is getting quotes from Playground Equipment companies to determine the cost of replacing the playground equipment in the future. He is also getting recommendations and quotes for solutions to the playground flooding issue.
- The Events budget will be set at \$1,000. We will plan a big 20-Year Anniversary celebration during the summer. Ginger will work with the Events Committee on this.
- Dennis is researching pool companies to see if a less expensive vendor can be found. One quote has been obtained but the price is similar to what Oakwind pays currently. DC Pools, the current vendor, has raised its seasonal price by a \$1,000 from last year. The Board has asked for the reason for that increase but has not yet gotten an answer. The Board is also researching the installation of an automated chemical maintenance pool system.
- Cobb County code mandates that a phone must be present at the pool in case of an emergency. A 911 phone will be installed for an estimated cost of \$170.

- The Board decided that a Pool Monitor will be hired for the summer during peak hours, and it will seek a college student from outside Oakwind.
- John is investigating additional common area lighting, security cameras, and key fob locks for the pool and tennis courts. He will be getting quotes from different vendors.
- Ginger will be getting quotes and working on ideas for a clubhouse refresh in 2020 with the goal of keeping the total costs under \$5,000. Items that need attention include painting the walls and cabinets, replacing the couch and possibly the tables, and adding new decor.
- Ended the meeting with a walk of the grounds to look at the well, storage areas, drainage issues, and other items.

**Adjournment:** BOD Meeting was adjourned at 2:20 PM.