

July 7, 2020

Present: Brandon Nunley, Leanne Allen, Gail Sickling, Ruth Zimmerman, Jen Hanlan, Steve Stoichev.

Meeting was called to order at 7:04 pm via Zoom.

**SOCIAL** - Due to an abundance of caution, the event planned by Steve on July 10th has been cancelled. The Board decided in light of the rise in Covid-19 cases, ALHOA will not sponsor any social events in the near future.

**PRESIDENT** - Brandon is still trying to address the presence of the storage units in a resident's driveway. He has contacted the City Marshall for guidance who recommended proceeding with placing a lien on the property. Brandon and Jen decided to make one more visit to the homeowner to see if some reasonable solution can be reached.

Brandon reported that several residents have expressed concern over the opening of the pool. In addition, the pool gate has been left opened. Brandon also reported that a homeowner has loaned out his pool key to a non-resident. He spoke with this resident and reminded him that all pool guests must be accompanied by the resident.

This incident led to a discussion regarding setting a limit on the number of guests allowed at the pool at one time. Once again, in hopes of reducing the opportunity for the spread of Covid-19, the Board decided to limit guests at the pool to one family per resident with a maximum of five people. It was also reiterated that the clubhouse rental does not include exclusive use of the pool, and the Board set the maximum number of guests at the clubhouse at 10. With a maximum capacity for the pool and clubhouse set at 52 under "normal" times, the Board feels that these are reasonable restrictions to set under the current circumstances.

There was discussion regarding the addition of wording to the clubhouse rental agreement to absolve ALHOA of liability if a guest happens to contract Covid-19. Gail mentioned that she was being asked to sign a waiver for her daughter's wedding facility and will forward that for reference when received.

**GROUNDS** - Leanne reported that a hole is forming in the bottom of the pool. The pool company recommended that it be fixed at the end of the season when the pool can be drained for maintenance.

The irrigation system is leaking. Under the current landscape contract, we approved a \$100 expenditure for a diagnostic to be performed to determine the exact location of the leaks.

Leanne ordered a mirror for the clubhouse to replace the broken one above the sink. When it arrived, she discovered it was broken so she returned it. With accordance of the other Board members, it was decided not to replace the mirror at all.

TREASURER: Ruth reported the following balances:

\$48,010.56 operating account

\$11,895.56 community development account

\$27,025.68 reserve account

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\$86,931.80 total - all accounts

Ruth reported that only two association fees remain unpaid. She will proceed to place a lien on those properties.

Ruth also suggested that the countertop in the clubhouse be replaced from the original formica-style top to a granite or quartz option. Funds from the Community Development fund would be used for this purchase. The Board unanimously approved this expenditure.

GENERAL -

Steve mentioned his concerns over the condition of the lake citing there was trash debris and leaves collecting on the shoreline. There is also a fallen tree in the lake. Leanne assured him that the lake was being maintained by Aquascapes on a monthly basis and that they mentioned the tree was actually good for fish and wildlife in the lake.

Brandon mentioned that most of the yard signs that were a source of several complaints have been removed. He mentioned that it is important to follow the covenant prohibiting yard signs this year, because we particularly want to prohibit political signs during the upcoming election cycle.

The next meeting of the Board is August 4th.

The meeting was adjourned at 8:00 pm.

Respectfully submitted,  
Gail Sickling, Secretary