

McPherson Ranch Homeowners Association
Quarterly Meeting
April 6, 2021 at 6:30 pm.
ONLINE VIA ZOOM

The McPherson Ranch Homeowner's Association held their quarterly meeting online via Zoom.
Board members in attendance: Michael Johnson, Cliff Sheldon, Catherine Casey, Jim Fowler, and Brian Anderson
NMI (Neighborhood Management Inc.) Representative: Angela Spikes

A. Call to order

1. Meeting called to order at 6:30 pm. by Michael Johnson

B. Board Introductions and Review of Agenda.

C. Approval of Minutes from Budget Meeting.

1. Cliff Sheldon – 1st motion, Catherine Casey – 2nd motion
2. Minutes Approved unanimously

D. Financial Report – Given by Jim Fowler

E. New Business –

2021 Pool Season

1. Pool is scheduled to open May 8th. There is still work to be done from snow storm on the baby pool and as well as the main pool. Working hard to get the repairs scheduled and completed with the hopes of not delaying the opening.
2. It was asked of the board if we could see if it is cost efficient to have the hot water hooked up to the outside showers. Angela to get cost.
3. The board suggested getting a pool committee together with homeowners who use it regularly to keep tabs on it and relay information back to board any possible needs. Elena Messina agreed to head up the committee.
4. Guards/Monitors – The pool committee will meet and suggest back to the board days and hours pool monitors will be needed.
5. Security – The pool closets were broken into and the entire security/camera system was stolen. The approved via email to install steel doors on each closet and that work has been completed. The board reviewed quotes from various vendors and different types of security/camera options to replace the old one. Angela to touch base with Stuart Burkhardt to get information pricing without cloud service and obtain competitive bids.
6. Other Security concerns discussed were the height of the shrubs around the pool perimeter and possible flood lights in the parking lot. Angela to get bids on bringing down the height of the shrubs as well as installing flood lights.

Backflow Testing - We have had two backflow tests fail at two locations. The system was damaged when it was replaced. Angela knows a vendor who is licensed and can file to get the

permit and then retest them all at the same time.

City Reimbursement– The city is giving McPherson Ranch \$1,650.31 as reimbursement for irrigation repair. They will not issue it directly to the HOA, only to the contractor who did the work. The contractor will then issue to McPherson Ranch. Angela is continuing to monitor.

Reserve Study – Criterion will charge \$2,300 to perform the study. This is the company who did Our 2015 study. Community Assoc. Reserve will charge \$2,800 to perform the study. The Board agreed to participate in a conference call with Criterion before deciding on which company to use. Angela to set that up.

Restocking of the Pond – The board reviewed and discussed the bid from Magnolia Fisheries to restock the pond for \$1500. The bid was approved unanimously. It was also discussed how we enforce catch and release? Michael Johnson to consult with the Wildlife Dept. to see if they will make occasional stops.

Landscaping – The trees along Caylor are overgrown and touching the fences and entrance at the parking lot. Current landscaper, Smith Lawn and Care, is requiring an additional fee for this improvement. Assured is eager is bid our community. The board agreed to get a bid from Assured to consider switching landscaping contractors midyear.

Irrigation Emergencies – NMI should be contacted at their regular phone number listed in all emails, NMI's website, etc. The speak with a live person is Option 9.

Mailing Issue – The mailing vendor that NMI uses had a system upgrade and something went wrong when violation letters were mailed out.. Letters went out with nothing printed on them. The vendor is resending them at no cost.

Basketball Goal – The board discussed the condition of the basketball goal and agreed it needs to be replaced. Angela to obtain bids.

F. **Questions and Answers.**

G. **Adjournment – 8:16 pm.**

H. **Executive Session**

Collections – The board discussed delinquencies.

I. **Adjournment – 8.43 pm.**