

**BOARD OF DIRECTORS MEETING
SUTTON LAKES OWNERS ASSOCIATION**

April 25th, 2019

6:30 pm

1. **Roll Call:** *Quorum established. Meeting called to order at 6:33pm.* Bill Franco- President, Roman Jones- Treasurer; Enrico Aveo- Secretary; Misty O'Connell- Property Manager
Not present: Ian MacKenzie- Vice President

2. **Approval of Minutes:** March 25th, 2019

- Motion: Roman
- Seconded: Enrico
- All in Favor

3. **Review and Approval of March Minutes:** Roman Jones

- Motion: Enrico
- Seconded: Roman
- All in Favor

4. **Management Report:**

- Pools:
 - Back pool opening was a success.
 - All chairs were cleaned, and bathrooms stocked
 - Front pool had a chemical clean to get some of the stains off. Much of the stain is gone but not 100%. The next option would be to drain the pool completely.
- Sutton Lakes Island Removal:
 - All Pro Asphalt: \$7,359.26
 - Completed
- Ponds:
 - Property walk with Jerry of Charles Aquatics 04/18
 - We will be walking the areas that residents have reported to issues
- ARC Approvals:
 - No new requests in March
- Financials: as of March 31st, 2019
 - Operating: \$318,665.18
 - Money Market: \$87,222.06

- TIAA: \$245,462.44
- Delinquency: \$259,608.70 Down \$10,972.64 from March

5. Old Business:

A. JSO presence:

- Roman Jones reviewed 2 months of calls made into JSO (JSO website). Did not find any from Sutton Lakes. Believes that lack of calls is why there is not a lot of JSO presence in the community.

B. Back pool monitor position:

- Pool monitors need to be out where they can see the gate
- Misty to get some prices for an awning/tent/canopy to put on pool side of pool house.

C. Overgrown house on Coldfield Dr:

- Management has called city twice. The second time, the city representative explained that he needed to gain entry to the homes back neighbor, to see condition of the pool, to deem if it is a hazard.
- City will not do anything for the holes in the roof or overgrown shrubs/vines on the home, only if the grass is overgrown

6. New Business:

A. Resident events at front pool:

- A request sent in to hold a party at the front gazebo during non-pool hours
- Pool rentals was allowed many years ago, during non-pool hours, resident had to pay for pool monitor to be present, no swimming was allowed, and no alcohol was served.
- Misty's concerns: Pool monitor availability and liability insurance
- Misty to create rental documents
- Misty to speak with the Association insurance agent and attorney
 - Motion to approve based on insurance agent and attorney approval: Roman
 - Seconded: Enrico
 - All in Favor
- A request was submitted to use the back area behind the front pool (May 4th) for a Breast Cancer Research Foundation event. Event would be \$10 entry for families; food will be provided; raffles, bounce house, and other carnival style games.
 - Motion: Bill
 - Seconded: Roman
 - All in Favor

7. Open Forum:

- Pothole at Willesdon E. and Alfa Romeo
- Pothole at speedbump outside Ian's house

8. Adjournment: 7:26pm