

## **MINUTES • CREEK MEADOWS OWNERS ASSOCIATION • DIRECTORS MEETING**

**Thursday, June 11, 2020 • Zoom Conference**

### **Establishment of Quorum**

Bryan McMurray established there was a quorum and called the meeting to order at 6:03. The meeting was paused and reconvened at 6:36 due to Zoom time limits. In attendance were Board Members Bryan McMurray - President, Nancy Mader - Vice President, Lara Lewis -Treasurer, Resty Villegas - Architectural Compliance Committee, Cheryl Calame - Landscape Improvement Committee, Jaime Slade - Secretary and Terry Thigpen representing Beal Property Management. This meeting was also open for residents to join in the Zoom Conference without access to speaking. There were approximately 60 residents in attendance.

### **Considerations for Opening the Pool**

Bryan opened the meeting by reminding everyone in attendance that we are volunteers offering our extensive personal time to represent the residents. Bryan took a couple of minutes to discuss the history of how the board has come to the current suggestion regarding opening the pools. Both the attorney representing the HOA and the management company hired by the HOA have recommended not opening the pool. However, the attorney has made a recommendation of what protocols need to be in place if we were to open pools to limit our liability. Additionally, since the last time the board met, we have learned that both our insurance and state health code requires the restrooms to be open, adding more responsibility to the HOA.

### **Limitations/Requirements and Costs Associated with opening Pools**

The board had previously discussed removing furniture at both pools as a safety measure. New signs posting swimming at a resident's own risk will need to be made and posted regardless of opening the pool soon or at a much later date. The board is in general agreement that, if the pools are opened, they will need to be staffed initially in order to ensure compliance with the operating guidelines outlined by the state. The cost of staffing the pool to make sure the association is in compliance was discussed. It will cost approximately \$17.00 an hour to ensure we are in compliance and maintaining required sanitization requirements. This was based on estimates from three different companies including contract labor and Oasis Pools who currently services our pool. A very rough estimate for staffing the pool full time was \$38,000, hence why limited hours have been suggested. One board member was not opposed to spending the money to staff it full time and use budget reserves. Another member of the board suggested looking at the budget every 30 days to decide if it was worth it and if we could afford it and where said funds would be coming from. Terry Thigpen of Beal offered the idea of charging members that were wanting to utilize the pool an assessment to cover expenses. Nancy Mader made a motion to have 3 different hourly staffing proposals researched to provide options to open the pool with associated expenses. Resty Villegas seconded. All board members were unanimously in favor.

### **Waiver**

A board member brought up that some of the concerns of residents was that the waiver was too broad, didn't mention Covid and did not have an effective date on it. The waiver was read aloud to all in attendance. It mentions Covid in the title of the waiver document only but nowhere else. It was pointed out that this document is the same one signed by all residents when moving into the neighborhood without Covid mentioned because it is a new pandemic. Discussion of the board

reflected that it did not need a date on it because the potential of the virus never going away is a reality. The waiver was deemed legitimate because it was written by our attorney. There was no motion or vote on how the waiver was written.

#### **Future Meeting Dates**

Jaime Slade made a motion to have a meeting on June 19 at 6pm via Zoom open to the residents to attend. Lara Lewis seconded. It was voted on by all members to proceed with the meeting.

#### **Adjournment**

Nancy Mader made a motion to adjourn the meeting and it was seconded by Cheryl Calame. The meeting was adjourned at 7:14.