

4-13-26 Board Meeting Minutes MWP Clubhouse

Amy Moore	Alex Will	Lucy Pickens	Keshar Miller
Danielle Rhodes	Jeff Skidmore	Holly Skidmore	Audra Will

1. Approval of Previous Meeting Minutes

- A motion was made by Keshar Miller to approve last month's meeting minutes. Seconded by Jeff Skidmore.
Motion approved unanimously.

2. Community Input

- No additional community input noted.

Area Reports

3. President

- **Office Computer:** Keshar has begun setting up the office computer. A password management system is needed, and he will continue organizing the setup.
- **Lockboxes:** Audra purchased lockboxes; however, they may still present the same issue of openings being large enough for someone to reach into.
- **Office File Cabinets:** There are currently no locked cabinets in the office. Audra ordered replacement keys for the existing cabinets, and she and Laura will work on securing them.
- **Lifeguard Applications/Pool Manager:** Applications are live and currently being accepted.
- **Community Work Day:** Jeff will create a list of projects needing completion around the clubhouse and pool.
 - Pool water and chemicals are scheduled for May 3–4.
 - Pool opens to residents on May 23.
 - Keshar & Jeff will work together to schedule the work day this week, potentially May 15–16.
 - Invitations will be shared through Facebook and email.
- **Neighbor Letter/Facebook Post Regarding Dogs:** Discussion held regarding communication to neighbors.
- **Pool Policies:** Summer pool policies, including weather and alcohol rules, need review and finalization. Residents will sign the rules when picking up pool passes.

- **Clubhouse Rental Rules:** The board discussed updating rental rules to require all rentals to be reserved directly by the resident. The resident must be present during the event and complete the reservation personally.
- **Motion**
 - Danielle Rhodes made a motion to require all clubhouse rentals to be reserved through the resident.
Seconded by Keshar Miller.
Motion approved unanimously.

4. Vice President

- Brock Hutson accepted the Pool Manager position. The offer letter has been signed and returned.
- The onboarding process can be completed online to expedite preparation.
- Brock is expected to complete the Red Cross Lifeguard Management Course prior to orientation day. Payment options for the training were discussed.
- A lifeguard orientation date needs to be scheduled as soon as possible to reserve the clubhouse space.
- Lifeguard application forms were distributed, and six applications have been received.
- Phone interviews for returning MWP lifeguards are planned for the first week of May.
- Lifeguards will start at \$13.00/hour with a \$0.25 annual raise.
- Holly asked whether additional pool and lifeguard documentation exists, including opening/closing procedures, pool guidelines, emergency procedures, and weather policies.
 - Audra confirmed she has been auditing available information and will share it with Holly.
 - Grace previously maintained a pool operations binder, which the board plans to locate.

5. Social Committee

- Easter event recap was discussed.
- Lucy will not be available for pool opening activities.
- A shaved ice truck has been reserved.

6. Communications

- Constant Contact newsletter migration is underway.
- Website updates now include a newsletter sign-up form.
- The sign-up form resulted in 13 new newsletter subscribers.

7. Grounds & Waterways

- A waterway and storm sewer education pamphlet is being created for inclusion in the neighborhood welcome packet.
- Blinds were purchased, and Jeff will install them on Tuesday.

- Jeff repaired the severed aerator line.
- Additional information is needed from Keshar regarding pump room outlets before scheduling the electrician.
- Mulch is needed for landscaping areas.
- **Motion**
- Jeff Skidmore made a motion to approve the purchase of two yards of mulch. Seconded by Danielle Rhodes.
Motion approved unanimously.

8. Clubhouse

- Blinds will be installed this week.

9. Pool

- Pool filling and preparation scheduling will begin soon.
- The guard shack needs to be cleaned out. Keshar plans to purchase a storage shed to place nearby.
- Brock offered to assist with cleaning and organizing the pool areas.
- Keshar requested assistance installing the strike plate for the chemical room door. Jeff will assist.
- Jeff will ask the electrician whether the electrical system can support a small air conditioning unit for the guard shack.
- The board discussed finding a neighborhood volunteer to repaint the kiddie pool.
 - Audra will ask a neighbor who may be interested.
 - Special-order paint will need to be purchased online.

10. Treasury Report

- Danielle distributed the 2025 Profit & Loss report.
- Utilities expenses increased by nearly \$2,000 compared to the previous year.
- The board discussed considering increased clubhouse rental fees in 2027 to offset costs.
- Year-to-date financial reconciliation is still in progress.
- 2025 taxes were discussed.
- 2026 dues late fees began April 1.
- Outstanding dues update:
 - 51 residents still owe dues for 2025.
 - 7 residents owe more than \$1,000.

11. New Business

- **House Bill 1210 Update**
- The board discussed Indiana House Bill 1210 and its provisions regarding HOA rental restrictions. The bill requires that any rules restricting rentals must be approved by residents rather than solely by the HOA board. Discussion included

consideration of how this may affect future amendments regarding rentals or short-term rentals within the HOA bylaws.

Adjournment

The meeting adjourned at 8:13 PM.