

5-11-26 Board Meeting Minutes MWP Clubhouse

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

1. Welcome and Board Introductions

2. Board to vote to approve last month's minutes – Jeff and Danielle

3. Community Input

- Boxes near the sidewalks near the upper pond; doors are open and wires are exposed
- Jeff will take a look at this

4. Area Reports

a. President

- Rental issue – discussion about a rental issue
- Baby pool painting – Neighbor, Daphne, gave us options for painting the baby pool; board members were worried about the amount of prep work that would need to be done prior to the pool opening; we will start on this earlier next year; she also recommended a website for pool art options that are placed at the bottom of the pool – could be a slip hazard; Audra will research; Danielle said that some painting could be done on the concrete surrounding the pool to beautify it
- Neighborhood work day – This Saturday is the neighborhood work day; what time?
 - Keshar would like to work on the pool in the morning from 8-11a; lifeguards can help; could use a pressure washer if anyone has one
 - Jeff will lead grounds cleanup in the afternoon from 1-3pm; bring rakes and yard tools/hedge trimmers, plus gardening gloves
- Letters to residents (camper and boat) – letters sent to homeowners storing a boat and camper; camper has been moved; will send another letter to boat owner
- Tree trimming in common area – tree fell last week in common area near property; we were able to get it removed before damage was done

b. Vice President

- 11 Lifeguard Applications received. Brock has interviews scheduled today and continuing to reach out to candidates this week.
- Brock said we had 11 lifeguards last year. Would be great to have 1 or 2 more but not concerned if we do not.
- Orientation is scheduled Sunday 5/17 from 1pm-3pm at the clubhouse. ○ Orientation plan? Need to help Brock with a packet of information to discuss. – Pool rules will be updated and shared with the guards; will also share

lifeguard expectations.

- Lifeguard expectations- he has this list. ○
- Pool rules - he asked for a copy of these.
- Policies for inclement weather and emergencies.
- Anything else the board would like discussed during this training?
- Brock plans to help on Saturday with getting the pool ready and can talk with Keshar about any other needs.
 - Danielle needs to know who is returning for payroll
 - We will need new employees to provide documentation (School ID or license; SS card or birth certificate
 - All guards will need to provide their lifeguard certifications
 - We never want to have 2 new guards working together
 - Only guards should be in the snack shack – no friends or residents

c. Social – There will be a shaved ice truck at the pool on opening day; need help for July 4 parade

d. Communications

e. Grounds/Waterways

- Property Maintenance – 6520 Yellowstone
 - i. Address tree debris resulting from AES utility work – Jeff contacted AES and they said this is the responsibility of the homeowner
- Canal Cleanup
 - i. Ongoing remediation and maintenance work; status update to be provided – sprayed and starting to clear out the bank
- Waterway Education Packet
 - i. Resident education materials currently in development; progress update to be provided – working on this
- Electrical Infrastructure
 - i. Clubhouse electrical – review status and outstanding needs – electrician coming Friday to give us a quote for the aerator plug that was causing the electrical issues in the office
 - ii. Pump room electrical – review status and outstanding needs – Jeff needs a set of keys for the pool and pump room
 - iii. Snack shack air conditioning unit – review installation or replacement needs
- Community Work Day
 - i. Proposed tasks for the upcoming community work day:
 - ii. Cut and edge planting beds; apply fresh mulch in front of the clubhouse
 - iii. Power wash clubhouse exterior surfaces
 - iv. Reclaim and redistribute rubber mulch in playground areas
 - v. Apply herbicide treatment to weeds along sidewalks and in parking areas
- Waterway Fund – Discussion Item
 - i. Explore the feasibility of establishing a dedicated waterway

maintenance and improvement fund – the upper pond is going to need extensive work and we need to plan ahead; we need to determine what we could comfortably allocate each year; will eventually need to dredge the pond and it's costly; Danielle and Audra will meet with the bank about a separate account for this, and what can be allocated each year

f. Clubhouse – new blinds were installed – thanks to Jeff

g. Pool – Can we remove the grass inside the fenced area since the lawn company can't mow it? Jeff and Keshar will look at replacing it with pavers

- We are working with a new company who will serve as our Certified Pool Operator
- The baby pool motor is not working; may need to purchase a new one
- The acid injector monitor on the big pool is stuck; Keshar is troubleshooting this
- The pool vacuum we have is underpowered and not picking up; needs maintenance or replaced; it is rated for a pool 1/3 to 1/2 the size of ours; Keshar will price replacement vacuums for the size of our pool
- Focusing on shade at the pool for the future

h. Treasury

- Purchased some new umbrellas and bases for the pool to provide additional shade
- We need to invoice the swim team (motion to approve: Jeff & Keshar)
- Taxes were filed for 2025
- Adding late fees for 2026 dues
- We may need to have an assessment of the neighborhood and clubhouse – rate of deterioration and risks (something to think about)

5. New Business

6. Adjournment