

SOCOMA HOA ANNUAL HOMEOWNERS MEETING MINUTES

May 16, 2019

Meeting called to order at 7:03 p.m.

Attending Board Members: Viviane Wadiche, Estevan Munoz, Cindy Neely, and Chris Pritchard

Property Manager: Vickie Johnson

Accountant: Sherri Kraus

ACC: Chris Pritchard

Attending Residents: Al Crouch, Dave Doderer, Gina and Ralph Cortez, Bill Neely, and 7 others

I. Welcoming Remarks by president Viviane Wadiche

II. Minutes of the 2018 Annual Meeting read by Vickie Johnson

III. Management Reports by president Viviane Wadiche and treasurer Chris Pritchard

- Viviane listed SOCOMA's accomplishments since May of 2018. She noted that the parties had been well-attended, the garage sale had 12 registered participants, SOCOMA will publish a newsletter each quarter, and that the swim team had had a successful registration. She also introduced Vicki Johnson as the new property manager.
- Viviane asked that residents provide SOCOMA with their email addresses.
- Chris read the Profit and Loss Overview.
- Chris explained that a reserve study is a legal way to assess the life of mutual amenities and to assess project replacement/repair costs.
- Bill Neely commended the board for growing the assets in spite of some expensive but necessary improvements.
- Estevan credited past board members in addition to current board members for SOCOMA's fiscal success.
- Viviane distributed thank you notes and recognized the recipients.

IV. New Business

- At Viviane's request, Al Crouch announced the election results. He mentioned that a member had pointed out a typographical error on the ballot but that the error had not affected the election results. Forty-five ballots were cast and 44 are needed to make a quorum. Vince Benedict had 19 votes, Tom Swegle had 38 votes, and Doug Kraus had 29 votes. Doug Kraus and Tom Swegle were appointed to the board.

V. Open Discussion

- Dave Doderer pointed out that there are discrepancies in SOCOMA's website and pool rules regarding the age for using the pool without adult supervision.
- Dave asked the board to reduce the number of lifeguards required on duty per shift for May.

- Dave requested that the board stress to residents that the pool gate must remain locked when lifeguards are not present.
- Dave also recommended that the gate remain locked when the pool is busy and staffed by lifeguards.
- Dave suggested that SOCOMA install videocams with Wi-Fi. ✎
- Dave stated that he would like the pool manager and lifeguards to be able to call police to de-escalate certain situations.
- Viviane said that information regarding the pool would be published on Nextdoor and mentioned that guests are only charged when there are lifeguards.
- A discussion of installing an electronic keypad ensued.
- Dave suggested reviewing the security of the current pool entry lock.
- Dave suggested that SOCOMA buy a rover for cleaning the pool.
- A resident asked about enlarging the playground and suggested adding a slide, a climbing wall, or a larger tunnel.

VI. Adjournment- at 7:37 p.m.

Maiche
Cynthia Neely