

Minutes for Combined SBHOA Board, State Farm Agent, Clubhouse Contractor, and Clubhouse Committee Meeting, August 14, 2024, Approved

Present: All Board Members (Connell, Elliott, Planalp, Sheek, Zion), Katrina Weiss, Dominique Hancock, Melissa Morning

The primary issue discussed was the amount of liability risk that the HOA would take on for special events, especially those taking place outside the Clubhouse. Weiss explained the risks and the likelihood that if a claim were made against HOA insurance, State Farm would probably pay the claim but cancel the insurance. She also discussed the risk for a volleyball court and cautioned the Board that risk vs. benefit needs to be considered.

Based on Weiss's information, the Board agreed that the liability issues with allowing vendors without liability insurance to participate in Southern Bluffs events was too great. Any vendor wishing to participate in a SB event must have liability insurance. While a volleyball court might seem like a great idea, risk vs. benefit is a factor, and Weiss recommended that this not be pursued. Finally, as an HOA member, she argued that Members should have a chance to weigh in on large events that have impact beyond the Clubhouse.

The group decided not to pursue larger events until a discussion could take place at the October 19, 2024 full Membership meeting. In the meantime, the Board voted unanimously to approve sponsorship of three smaller events: a Movie Night (primarily for children) for residents only, a Halloween event in the Clubhouse parking lot with PD and/or members of the Fire Dept. distributing lights and candy, and a Clubhouse Open House (date TBD) that would be used to promote the clubhouse, especially for holiday events.

We also had an extensive conversation about additional ways the committee might market the clubhouse, particularly for the holiday season: Weiss offered to contact the Chamber and, using her membership, have a ribbon cutting at the clubhouse announcing its availability for holiday events; Create a holiday-oriented flyer to distribute to local businesses, including banks, about the availability of the clubhouse for their Christmas/Holiday parties; Contact local catering services to forge a partnership; we'll promote their services if they will promote the clubhouse; Contact local catering services to announce a Clubhouse Open House and invite them to provide bite-size portions of items they will be offering to help promote their catering services.

There was a discussion of the reduced rate of Clubhouse rentals and its impact on the number of rentals needed to make up for that income reduction. Various figures were considered, and the Board will provide more information in consultation with the Treasurer. The Board reminded the Clubhouse Committee that ultimately it will be SBHOA Members who decide whether they want to continue Clubhouse rentals as they are currently being done.