

Board of Director's Meeting Minutes

March 20, 2024

Call to order: by President Bob Upson at 6:32 PM

Establish a Quorum: There was a quorum. Director's present: Janet Aho, Colleen Shaffer, Russell Budd, Sally Goodman, Bob Upson, Greg Mihalko, Brian Hestick

Director's Absent: Cesar Romagosa, Michelle Hugan

Approval of Minutes: Meeting minutes from February 21, 2024 monthly meeting- motion to approve by Greg and seconded by Sally. Unanimously approved. Approval of 2024 Annual Meeting Minutes to be approved at the next annual meeting in 2025.

Treasurer Report: Janet reported credits, debits and net amounts for the Swim Club, HOA, Reserves and Operating Funds as of February 29, 2024. Janet gave information on a maturing CD. There was a discussion and Greg motioned for a 6 month CD at 5%. Bob seconded and unanimously approved.

Master Representative Report: Brian spoke about the broken water main issue of March 16. There will be an investigation by Mattamy and the county. Judy Sirois questioned why there wasn't better communication especially since it affected all of Lucerne Lakes. The design of the entrance monument issue is in talks with Mattamy and the Master Board. Ed Hinkle stated that the Monument sign will be paid for entirely by Mattamy with Forest on sign. It will not come out of the Money given to the Master. The Master HOA owns the irrigation system which is the cause of the mildew stains on The Villas fence. Master Board will clean one time. Sally questioned if it should be painted same as fence across the street for a more unified look. Dennis Stoltman questioned who was responsible for cleaning up the fence debris and the repair. Apparently there is a finance issue and Bob asked if the Master Board is going to lien The Villas for their responsibility that they are not keeping up with. could help.

GRS Report: Melissa stated she is waiting for board member certifications. She will address all future HOA changes that are forthcoming, later in the year. Due to the water main issue, she suggested doing an email blast for future emergencies and also any LLS functions.

Committee Reports:

- **ARC:** Greg reported there was 1 painting and 5 roof approvals for February. Colleen questioned what should be done about a roof that was completed without ARC approval. Apparently the paperwork was mailed but never received. Since it was a shingle roof replacing a shingle roof it was approved after the fact.
- **Entertainment:** Sally reported there were 2 parties by residents in February. She issued a reminder about the refrigerator cleaning. She was very disappointed in the community's lack of participation in events and was considering stepping down as committee chair.
- **Landscaping:** Bob reported in Michelle's absence, that there was a meeting with the landscaper in reference to a proposal for the area in front of the pool fence and lacking service areas. There will be a continuing discussion. Communication is part of the problem.
- **Maintenance:** James, Russ and Bob will be pressure washing the patio, repairing front lights, and repairing overflow parking lot fence, grouting shower and replacing sliding door handle.
- **House Beautiful:** Colleen requested the community send in their nominations. Deadline for newsletter items is April 26th.
- There was one new home owner interview.

Members Forum-Agenda Items: Margie Hoffman asked who was on the violations committee- members are Greg, Michelle, Tim Tickerhoof and Melissa Kamen. Arlene Stropoli suggested that that the life preserver needed cleaning and what, if anything, was being done about the patio furniture.

Old Business: Bob reported we need a community vote to amend any HOA increases. There will be information sent to all homeowners. Russ, Bob, Mel Shaffer and Glen Ciepielowski will have a committee meeting and interview various cable/internet companies to upgrade our present cable and add internet. There may be possible workshops to decide on a provider. Bob motioned to conduct a vote to amend the HOA documents to add internet. Russ seconded. No opposed. Motion approved.

New Business: Bob mentioned a need for a committee to discuss what to do about pool furniture. Sally made a motion to replace the furniture and Bob seconds to replace furniture except the concrete benches and tables. Volunteers for the committee are Colleen, Michelle, Ed Hinkle, Arlene Stropoli and Mel Schaffer.

Arlene brought up the fact of Missing letters on the clubhouse. Sally motioned to replace the letters but do nothing else. The motion dies as it is decided to do this as maintenance

Members Forum: Ed Hinkle pointed out that the pool operation permit was not posted. Margie Hoffman mentioned there was a pothole in one of the Lucerne Lakes in front of the clubhouse. Bobbi Delcorio brought up the fact that the black vinyl border put up by Mattamy is interfering with maintenance of landscaping. Linda McClung asked about the status of the sign at 7400 Pine Forest Circle W. Melissa advised that a second letter was sent. There would be no fine to the owner but would be a charge for the letters by the attorney.

Adjournment : Janet motioned to adjourn the meeting, seconded by Bob and unanimously approved at 7:59PM.

Next Meeting: April 17, 2024 6:30 PM

Respectfully submitted by Bobbi Delcorio

