

Board of Director's Meeting Minutes

May 15, 2024

Call to order: by President Bob Upson at 6:45 PM following Members Meeting

Establish a Quorum: There was a quorum. Director's present: Janet Aho, Colleen Shaffer, Russell Budd, Sally Goodman, Bob Upson, Greg Mihalko, Brian Hestick, Cesar Romagosa and Michelle Hugan. There remains a Board Director set empty.

Approval of Minutes:

- Meeting minutes from March 20, 2024 monthly meeting- motion to approve by Michelle and seconded by Sally. Unanimously approved.
- Meeting minutes from April 17, 2024 monthly meeting- motion to approve by Michelle and seconded by Janet. Unanimously approved.

Treasurer Report:

- Janet reported credits, debits and net amounts for the Swim Club, HOA, Reserves and Operating Funds as of April 30, 2024.
- Discussion on 6% CD rate available. Janet was asked to look into it for next maturing CD and Reserve cash in bank.

Master Representative Report: No meeting yet this month.

GRS Report:

- Nothing to report.

Committee Reports:

- **ARC:** Bob reported there was 3 roof and 1 paint approvals for April.
- **Entertainment:** Bob reported April 13 2 pm – Shuffleboard 7 Games Had 25 people attend, Bob and Denise were shuffleboard winners. Tickerhoof's provided Hot Dogs and others brought salads and dishes.
- **Landscaping:** Michelle reported issues remain with the landscaper and a committee is actively soliciting bids.
- **Clubhouse Reservations:** None in April

- **Maintenance:** James, Russ and Bob replaced a water line to one hose reel, prepped and painted tabletops, new pool rail cover, and some AC maintenance by CAC and replaced filters.
- **Violations:** There was no activity in April.
- **New Homeowners:** One addition at 7251 Pine Park Dr West.

Members Forum-Agenda Items:

- Keith Henry asked who was on the violations committee and writing a letter on his bushes. He would have preferred a call and not waste paper. Bob said they are not going to call people and argue on the phone.
- Margie Hoffman brought up the coding of invoices, some are being charged to one account when should be split among HOA and HOAS. Bob will look into it and correct. Bob and Janet approve as coded by Melissa. Bob also mentioned there are on 5 swim club members.
- Ed Hinkle asked about Mattamy agreement which has not been received.
- Ed Hinkle asked about splitting the landscaping and not having separate contracts. Bob said the % is the way budget is set up and is historical. Bob said they will adjust when new budget is approved.
- Ed has information on irrigation layout he will share after the meeting.

Old Business:

- Bob reported we are soliciting 4 landscapers and one will not vote. Hope to have a selection for next meeting.
- Pool furniture needs to come up with a plan for disposing of old furniture as well as new tables in Patio. In addition we still want to look into a shade over the North side of the Shuffleboard Court.

New Business:

- Bob brought up the of irrigation being separated from the landscaping contract if we get it done by Protek. They will also come out separately to repair system under maintenance.

The proposal for service of \$115 per month was presented. Michelle said we did that before and it became a finger pointing issue between Landscaper and Irrigator. It was decided to not do that and wait to see how new landscaper performs. A vote was taken, motion made by Sally and Michelle, Unanimous.

- Pool table for clubhouse. More info needed, maybe a new one set up by vendor. Will look into options and present next month. How handle kids in summer when Members allow them to spend all day without supervision. Michelle brought up concern about securing balls and Sally asked if we could charge for use. It was also decided a policy needs to be drafted and approved for use.

Members Forum:

- Arlene concerned about items stored against fence and homeowners should be maintain weeds from their side. Bob said violation committee would address it.
- Judy Kaufman brought up the landscaping or trees hanging over the property line be trimmed. Bob said she should pursue with the neighbor or county.
- Ed Hinkle asked if ARC committee is noticed. Bob said we are doing how it was done for last 10 years. We will properly conduct when we get a new leader. Sally said she would volunteer to be chairman.
- Margie Hoffman mentioned there was a pothole in one of the Lucerne Lakes in front of the clubhouse.
- Bobbi Delcorio brought up 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 Michelle and unanimously approved at 7:48 PM.

Next Meeting: June 19, 2024 6:30 PM

