



Monthly Board Meeting

DATE: March 10, 2021

LOCATION: Susies House

MEMBERS PRESENT: Mary Hackett, Susan McCormick, Steve Ward, Deb Kelsey and Stacy Seapy

MEMBERS ABSENT: Jan Sprinkle

GUESTS PRESENT: None

CALL TO ORDER: 6:42 p.m.

FINANCE SECRETARY:

(Shared via email)

Finance Report

Third quarter invoices were sent in January, and payments have been coming in steadily. A big THANK YOU to all who pay their dues faithfully – it's much appreciated! As of this writing:

- 56 homeowners or 42% have paid in full
- 74 homeowners or 55% are paying reliably quarterly or monthly
- 4 homeowners or 3% have not made any payments or are seriously behind

Homeowner accounts to watch:

Status	Name	Invoice number	Amount due	Notes
Draft	1475 MD	609	\$3866	Mary to file court action
Partially Paid	1496 LFD	666	\$1369	Began year owing part of last year's dues. Paid \$518 in November. No payments since.
Partially Paid	257 LVD	540	\$1036	Began year owing last year's dues + late fees. Paid \$1,000 in fall but nothing since.
Unpaid (Sent)	261 LVD	542	\$996	Deceased – estate in probate. Exchanged emails with her son who hopes to settle account by Jan/Feb.
Unpaid (Sent)	1505 LFD	633	\$996	Paid last year's dues late – part of the home purchase deal. No payments this year.
Partially Paid	1454 MD	592	\$415	Deceased Feb 2021. Paid monthly; owes ½ year dues.

TREASURER:

- Time disposal was delayed in sending their invoice b/c of the transition, which is why it shows twice. Comcast, mailed two at a time, which is why there is two.
- We will still haven't received invoice from security company – Mary will email security company to ask.

SECRETARY:

- Can paypal handle two email addresses?
 - No
- Discussed using quickbooks online for invoicing as it allows multiple email addresses and could set up "customers" per house
- Newsletter as a google doc?
 - April 2021 Newsletter – Stacy will send out a blank newsletter in google doc
- Set up a Google Group Email

- Yes
- Stacy will redesign Architectural Review Form
 - Multi-Select per category w/ a comment box to the right

COMMON AREA:

Common Areas Report

Algieri wasn't able to come in February due to the weather and his work schedule, so will come each Friday in March. The Grind sent an estimate for \$1200 to cut down a mid-size cherry tree that is rotting and leaning over a back yard on Lake Forest Drive, and also to remove the remains of 3 trees damaged in last year's storms that were left in common area H because rain soaked mud prevented removal at the time they were felled.

Met with a guy named Devin from Urban Habitat, a soon-to-be nonprofit company that specializes in natural habitat restoration. We walked through the common areas and he will present a plan to handle erosion, native planting, and the constantly wet lowlands in common areas along Lake Forest Lane. That's area D across from Fritz Franke, and areas E and G along Lake Forest Lane between Monterey and LFD.

Devin mentioned you can't mix native and store bought plants.

Company would emphasize native plants – waiting for estimate.

Susie suggested having another garden club for folks to focus on the area behind the sign.

Common Area Budget Item 2019-20	Landscaping	Tree Maintenance	Special Projects
Initial Allocation	\$16,800	\$10,000	\$10,500
What's left in budget	\$7,000	\$3,925	\$6,500
Amount Spent So Far	\$9,800	\$6,075	\$4,000
Detail Items			
July: The Grind took down pine tree behind Rena Moon in area F and cut limbs from oak tree in area C		\$1,950	
July: Algieri Landscaping 2 visits	\$1,400		
August: Algieri Landscaping 2 visits	\$1,400		
September: Algieri Landscaping 2 visits	\$1,400		
October: Algieri Landscaping 2 visits	\$1,400		
November: Algieri Landscaping 2 visits	\$1,400		
December: Algieri Landscaping 2 visits	\$1,400		
December: The Grind: George Padaroff's blocked driveway and fallen limbs M and N		\$1,700	
December: The Grind: Fallen tree in area M and fallen limbs next to 316 LFL		\$1,225	
January 2021: Algieri Landscaping 2 visits	\$1,400		
February / March 2021: Garden Spot installs new plants around Four Seasons sign.			\$4,000
March 2021: The Grind takes out cherry tree and removes remains of 3 trees felled last year in area H		\$1,200	

ARCHITECTURE:

- Sent 16 maintenance concerns
- Deb spoke with police about abandoned car (expired inspection and registration) on LFD and he said that he would not tow someone's car.
- 1424 LFD sent concern letter about painting – if they don't respond or act, the HOA can hire a painter and bill the homeowner as we have documentation of giving them plenty of time and opportunities to act.
 - a. Will give 30 days.
- 1452 MD: will also give 30 days or will get estimate and take action.

PRESIDENT REPORT:

1. County Waste
 - a. They bought Time Disposal (our previous waste management company)

- b. Our contract likely goes through end of June (Deb will call to confirm), we will stay tuned on what this means for us.
- c. Will ask new company about recycling.

2. Walking Security Patrol Complaint
 - a. A female resident is uneasy with a walker knowing people's comings and goings.
 - i. Which is what a robber can do as well, so he's on our side.
 - b. Have not received any other complaints and in fact have received compliments.

OLD BUSINESS:

1. Comcast Contract Survey
 - a. Will send out soon.

NEW BUSINESS:

1. End of board member terms
 - a. Who is eligible to remain as a voting member?
 - b. Steve is willing to stay on as a nonvoting member (June is 4 years), would prefer to stay on a responsible to common areas and let go of finance secretary.
 - c. Deb was incorrectly listed as joining the board in 2017, but instead was just a volunteer, not a voting member of the board until Richard left – need to research when Richard left (can look at newsletters), may be eligible until 2023.

OUT OF MEETING BUSINESS:

ADJOURN: 8:20 p.m.

NEXT MEETING: Wednesday, April 7, 2021 – Location TBD