

Date: November 15, 2021

Location: Northside Library

Members Present: Mary Hackett, Steve Ward, Deb Kelsey and Stacy Seapy, Susan McCormick, Jan Sprinkle

Members Absent:

Guests Present: None

Call to Order: 6:05 p.m.

Finance Secretary:

(Shared via email)

- Responses to the second quarter invoices have been processed and of the 15 homeowners who had not yet paid any dues, seven still have not paid. Addresses were listed in the recent newsletter. Accounts to watch for possible court action in the 3rd quarter:

CUSTOMERS	Total Dues	Dues Paid So Far
1454 Monterey Drive	\$996.00	\$0.00
1480 Monterey Drive	\$996.00	\$0.00
1531 Lake Forest Drive	\$996.00	\$0.00
1533 Lake Forest Drive	\$996.00	\$0.00
261 Lakeview Drive	\$1,992.00	\$0.00
290 Tennis Drive	\$1,743.00	\$0.00
302 Lake Forest Lane	\$996.00	\$0.00
1496 Lake Forest Drive	\$2,365.00	\$498.00
1475 Monterey Drive	\$4,862.00	\$249.00

- Discussed the need to talk to a lawyer about the next steps to get the money from 1475 MD and other homeowners who owe. Mary will contact lawyer

Common Area:

Common Areas Report

- The Grind completed removal of 2 large trees and several invasive Ailanthus trees:
 - Area C behind Susie's house – pine tree dying from beetle infestation
 - Area F behind 1457 Monterey – Tree of Heaven (3)
 - Area H behind 1528 LFD – oak tree with hollowed out base
- Urban Habitat completed the installation in Area G, a low lying area between 1475/77 Monterey (Wells & Briggs) and 1524/26 LFD (Thorsen & Morse). Project manager Rachel Floyd will return in December to seed perennial grasses and a few wild flowers. She suggested ongoing maintenance of the planted area for at least a couple of years to prevent a return of invasive grasses and other plants.
- Urban Habitat ended up being a little cheaper than expected thankfully, but we are going to have to watch the tree maintenance budget.

Common Areas Budget and Expenses

Common Area Budget Item 2021-2022	Landscaping	Tree Maintenance	Special Projects
Initial Allocation	\$16,800	\$10,000	\$7,500
What's left in budget	\$9,800	\$1,390	\$3,798
Amount Spent So Far	\$7,000	\$8,610	\$3,702
Detail Items			
July 2021: The Grind cuts limbs overhanging backyards and removes hazardous trees 306 LFL, 1536, 1540 LFD		\$3,600	
July 2021: Algieri July invoice	\$1,400		
August 2021: Algieri July invoice	\$1,400		
September 2021: Algieri July invoice	\$1,400		
September The Grind girdles ivy from large trees along Area M path to ACAC		\$780	
October Urban Habitat Plan for HOA common areas			\$1,148
October Urban Habitat Installation Area G			\$2,555
October Algieri Bill	1400		
November The Grind takes out large oak tree area G, dying pine area C, Ailanthus area F		\$4,230	

Treasurer:

- Susie emailed the report before the meeting.
- \$43,497.69 in Checking, \$32,715.14 in Savings
- There are a few larger transactions not listed on the report b/c they haven't hit the bank account yet, such as Algieri and urban habitat.

Secretary:

- Sent out an updated contact list.

Architecture:

- 1534 LFD: has vines growing up the wall - will send one more final notice in the spring and then we'll hire a painter and bill them
- 1464 MD: previously had emailed and "could not" do anything because of the heat - a letter was sent last week saying that the weather had now cooled and the work needs to be done and if it's not, then we'll be getting funds from them to hire people to fix it.
 - Need to get quotes for the work

President's Report

- Heritage Apartments
 - It's going to be years as there are still people living in them with leases. The biggest issue to our neighborhood is storm drainage. Steve shared that so far every new development has had to do drainage remediation after building because of runoff, so we should probably pay close attention.
 - Put that on our website under News and Updates

Old Business

1. Need to revisit the handbook, Stacy reshared.

New Business:

1. Home Checklist to share with Realtors
 1. Susie mentioned she's been getting inquiries for a checklist of unresolved issues related to a house on the market.
 2. All board members thought it was a great idea and agreed it's a good opportunity to handle the houses that are issues as they are being sold.

Adjourn: 7:10 p.m.

Next Meeting: Tuesday, December 14, 2021 – 6:00pm - Location: Susie's House