

Date: December 14, 2021

Location: Susie's House

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

Members Absent: None

Guests Present: Austin Stajduhar

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
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

- Will be sending emails or letters in January to the homes listed above

Common Area:

Common Areas Report

- Algieri will come again this Friday December 17 to continue leaf removal. This is the last visit for December and this year.

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	\$8,400	\$1,390	\$3,798
Amount Spent So Far	\$8,400	\$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, Alanthus area F		\$4,230	
November Algieri Bill	\$1,400		

Treasurer:

- Susie emailed the report before the meeting.
- \$32,168.42 in Checking, \$32,715.14 in Savings
- Every looks pretty normal and can move a minimum of \$500 to savings towards the end of the year (can revisit exact amount once we get closer)

Secretary:

- Will update Wave when update contact list - email Steve to let him know

Architecture:

- 1504 LFD will be replacing siding and adding a window in the front at the same time
- 1464 MD: Deb spoke with him a month ago and shared 2 possible contractors who could do the work. Steve suggested that he could just demo/remove the porch at least and needs to remove the chimney.

President's Report

1. Jim Bowling/1475 MD
 1. Mary emailed him the warren and debt for 1475 MD and they owe \$9,350 - it's \$250 + \$400/hour to do a title search to see if we can move towards foreclosure.
 - i. The board voted, yes, move forward with paying for the title search.
2. 316 Lake Forest Lane
 1. There's a structure the size of a small one car garage in his backyard that he never requested approval for
 2. Owner has put too many items in the common area - the board only approved him storing the trailer there, but now the trailer is on the street.
 - i. Need to vote on whether to rescind his ability to store items in the common areas
 - ii. Susie asked if we'd asked him to remove things or come in compliance, Deb shared that she verbally asked him to remove it, Steve shared that we should write him a letter and notify him that he has 30 days to come into compliance with the original agreement (ie. the only items stored in the common area is the trailer). Otherwise, the board will vote whether to rescind the agreement.

Old Business

1. Comcast
 1. Steve shared that we need to share the pros and cons of votes and Steve will draft it by January
 - i. Needs it to be clear and will then follow up
 2. Susie - has shared that they will be changing the pricing for basic cable in January - \$31.48 to \$33.05/home and is within the 5% rule without negotiations. We will be ok for the next 6 months (Jan - June), but likely will need to increase dues next fiscal year to accommodate.
 3. Steve requested that Mary could call Comcast to see how much it would cost to add internet - if it's 5-10% perhaps we could get a majority vote to increase our dues to add internet if we're not able to get the 70% vote.
2. Maintenance Standards
 1. Will work on in January

New Business:

1. Tipping the Trash Collectors?
 1. Yes, the board voted to give \$30 per person as a board/organization.

Adjourn: 7:10 p.m.

Next Meeting: Monday, January 17, 2022 – 6:00pm - Location: Northside Library