



# 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
<b>Detail Items</b>			
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