

Date: January 20, 2022

Location: Susie's House

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

Members Absent: None

Guests Present: Austin Stajduhar, Steve Ward

Call to Order: 6:55 p.m.

Finance Secretary:

(Shared via email)

- Sent reminders to all but 7 about dues and most are paying regularly. Steve would like to have Mary or another active member of the board to mail the 7 delinquent homeowners an official warning letter.
- Susie will reach out to 261 LVD to see if he's gotten the notices
- Mary will mail letters to 5 people who Steve will send.
- 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 Report:

- Algieri hasn't worked in January yet due to the holidays and weather. He'll likely come next Friday the 21st and I'll ask him to focus on cleaning up after the snowstorms.
- We lost six large trees in the recent storm and have extraordinary expenses for tree removal. Steve suggested we pay for such storm expenses from our reserve in the savings account and restore as much money as possible from the checking account at the end of this fiscal year.
 - Yes the board concurred that the funds should come out of our reserves/savings.

2022 Winter Storm Damage	Company	Cost
Remove tree from roofs of 1500, 1502 LFD Remove large tree from Area N beside Four Seasons Dr Remove large limb from side yard of 1448 Monterey Remove stump from fallen tree in Area M top of path to ACAC	On the Grind	\$4,500
Remove very large pine tree of backyard of 1461 Monterey	Grubb Tree	\$5,000
Remove 3 fallen trees blocking Four Seasons Dr Remove fallen tree from roof of 290 Tennis	L&S Tree Svc Linda Terry	\$1600 \$1900
TOTAL		\$13,000

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.
- \$35,371.81 in Checking, \$32,715.14 in Savings
- FSPHA Attorney Actions – Susie shared the annual State Corporation Commission document that is always forwarded to us by our “registered agent” (was Dezio, now Bowling). In it, we make any required changes to the “Officers/Directors” and forward to the SCC. This is routine. However, Bowling also included a form he would like to have completed and returned to him that requires our signatures. He might be asking for this document because he was unable to find a record of the post-annual meeting minutes where we agreed upon who would serve in specific Board-related roles.
 - Stacy shared she will focus more on documenting specific board votes in minutes

Secretary:

- Updated Wave with current contact updates
- Will update website with newsletters

Architecture:

- Weather has prevented any reviewing or contacting homeowners about maintenance issues.
- Still have issues with a rotting car on LFD and will contact police again to see if they will tow it. Deb will check to see if the registration is expired. 261 and 259 LVD also has an abandoned car - will include that car when calling the police.

President’s Report

1. 316 LFL letter
 1. Did not send it because he moved his trailer to the common area and he took care of branches that fell in the common area.
2. Jim Bowling and 1469 MD
 1. Said that we should contact 1469 MD to tell them that we are starting the process to foreclose. In the 2017 refinancing, there was a rider that said that if they didn’t pay their hoa dues, then the lender can pay it and attach it to the loan. Mary will figure out who the mortgage owner is and reach out to them.
3. Mary will be creating a “how to” for all of these steps that are required for 1469 MD and distribute

Old Business

1. Joe Nowlin - with Comcast
 1. Mary contacted him and will be working out the cost for adding internet
 2. Steve asked if we could ask Jim Bowling if notarizing votes is necessary to change the bylaws

2. Neighborhood Disposal Recycling update
 1. They now recycle and it's \$6 a house a month - could include in the newsletter that potentially will be able to offer it on a per house basis for at most \$10 a month for a house.
 2. Susie was worried that adding recycling to the mix would convolute things when we're dealing with Comcast (aka. People will say yes to adding recycling b/c they think we'll be dropping comcast which will save them money).
 3. It was agreed that we should wait and let it lie until we
3. Maintenance Standards

New Business:

1. Austin Stajduhar's role on the board - we would like to give her a "temporary role" until the annual meeting.
 1. Mary moves that we appoint Austin as a temporary board member at large until the annual meeting.
 2. Deb second. All approved, no opposed.

Adjourn: 7:21 p.m.

Next Meeting: Tuesday, February 15, 2022 – 6:00pm - Location: Northside Library <- tentative will check with Austin to see her availability