

Lake Heather Oaks HOA Agenda

04/27/2022 Northdale Community Center

1) Call to order

Members Present: Sarah Riordan, Kevin Wilkins, Mardee Powers, Charlene Ponce, Don Jensen, Leigh Dawson, Justin Ramedia,

Members Absent: Sherrie Elgar, Dallas Evans

Homeowners Present: Ashley Regan (2824 Palamore), Jislayne Harrison (2826 Palamore), Helen Lawrence (2812 Palamore), Pat Spaulding (2814 Palamore), Vince Cesario (16629 Vallely), Bob Horlick (3113 Lakestone)

2) Approval of previous meeting minutes 1st Justin, 2nd Leigh All in Favor

3) Approval of financial report 1st Justin, 2nd Don All in Favor

4) Committee Reports

a) **Treasurer's Report-** Kevin; shared info on the report, Total budget is \$112, 040.16 in both accounts, nine homeowners have not paid dues; no further questions

b) **Social Report-** Leigh updated the board about the Easter event, as well as the happy hour. She mentioned some ideas for community events, such as a blind wine tasting and adult bingo with prizes. She noted that the board will have to discuss the budget for prizes. Adult bingo is scheduled for May 19. She proposed a \$60 budget for this event. There was a brief discussion about the social budget. Leigh asked if the event should be postponed until the kids are out of school. Leigh moved to approve a budget of \$60 for prizes, seconded by Kevin. The motion passed unanimously. Leigh continued with the June event, noting that she will be out of town and asked for a volunteer to host. Sarah and Jason agreed to host. She also asked for a volunteer to clean the bathroom prior to an event scheduled for May 15. Don volunteered to take on this task.

Finally, she informed the board that one of the fans under the pavilion is not working. Justin asked if anyone contacted Justin Cardisco since he's the one who wired it. Leigh will contact him to discuss.

c) Other committees will be tabled for next month due to time constraints

Sarah opened up the meeting to the six homeowners in attendance to bring up issues they wish to discuss. There was an update on speeding on Vallely. The County will be restriping the speed humps, and a traffic calming study has been requested. It was noted that speeding isn't as bad. Sarah also mentioned a "your speed is" sign, either temporary or permanent.

Sarah asked if there were other issues to discuss, such as paint colors. Pat expressed that if neighbors would just discuss their intentions with neighbors a lot of the conflict could be avoided.

There was a discussion about homeowners following through with filling out the request forms. Ashley asked about the process for when someone has a violation. Mardee discussed the ACC and its efforts to get back to homeowners in a timely manner. We're working toward a more user-friendly online application to streamline things. Our walk through will be in mid to late May. We plan to give a positive letter to those homes who continue to keep a beautiful property as well as suggestions. The key is to

make sure people ask and/or are not afraid to ask for help.; Leigh will write an article for “Neighbors etiquette” for our next newsletter.

Helen mentioned the house recently painted a teal color. Vince asked if there is anything we can do retroactively about the teal house. Sarah explained that we could litigate, but it probably wouldn't be in the best interest of the HOA.

Pat suggested collecting signatures on a petition to let the homeowner know the community is unhappy. Additional discussion ensued about the regulations and the unintended consequences of our next actions.

5) Major points of discussion

a) **New Business**

i) **ACC issues and discussion about standardized paint color schemes**

- **5 Exterior Paint Brochures were shared**
- **Mardee investigated information about getting a color palette posted on the Sherwin Williams site, showed examples; It is an easy process once we have the choices picked and approved by at least 70% of homeowners**
- **Homeowners in attendance looked at palettes and selected any colors that they DO NOT want, followed by those that they really like. These selections could then help inform the final palette selections. This color palette can be voted on by the BOard to be the guide for the ACC now and then work to be made official when we revise and approve the deed restrictions. Ashley asked about how the vote would occur. It was explained that there would need to be a 2/3 vote of all homeowners, which could be taken electronically, by ballot, or by proxy.**
- **Everyone reviewed the palettes and made their choices. There was a brief discussion about moving forward, including narrowing the color palettes down to about 25.**

ii) **Amending Deed Restrictions -**

- **Mardee then discussed the deed restrictions and why the Board is looking at amending them, including an article that addresses assessing fines for violations. Another issue that needs to be addressed is yard signs. Current deed restrictions state no signs except for real estate signs and flags.**
- **Finally, she asked attendees if there were any other hot topics they would like addressed.**
- **Kevin mentioned trailers, boats, etc.**

b) **Continuation from Prior Meeting**

- i) **Speeding Issue** (update) Sarah and Charlene both submitted , approved to redo all the reflector tape on the speed humps, street signs are also in the process of being replaced throughout the neighborhood; Sarah also reached our Community Resource Officers supervisor about the parking on the street issue because that does contribute to the speeding or unsafe situation. We are hopeful for the study to offer other suggestions as

well. Buses do seem to be driving slower as well. We believe a call was made to the bus garage about this.

- ii) **House numbers project** (update) - did not discuss
- iii) **Front entrance landscaping project (update)** - did not discuss but here are the details; Board approved to hire Brian Schatz to complete a landscape plan based on suggestions from Sarah, SHerrie and Mardee as well as his professional opinion about what would grow well and require low maintenance and still update our entrances; He has come out to look at the areas again and will have the plan to us shortly; Brian is also arranging for Chris from Swan Sprinklers to come out to give us a price for repairs. We are still having major issues with irrigation. This has to be fixed before any work will start. Has anyone done a request to the County to have trees at our entrances along North Lakeview trimmed?
- iv) **Community Yard Sale** (finalize details) - did not discuss

6) The Board then went into executive session at 8:15 PM. Adjournment at 8:50 PM

In summary, ACTION NEEDED:

1. **Watch to be sure the Speed study happens, Charlene or Sarah follow up with County if we do not see that it has in the near future.**
2. **Mardee will gather info from the Color palette process and share it with all who participated. Vote at the May meeting and get that posted on Sherwin Williams site now as a guide for homeowners who are in this process.**
3. **Sarah will follow up with the lawyer to share our decision about next steps with 16810 Rolling Rock.**