

Lake Heather Oaks HOA Meeting Minutes

07/27/2022 Northdale Community Center

- 1) Call to order 7:07 PM

Members Present: Vince Cesario, Sarah Riordan (Via Zoom), Mardee Powers, Charlene Ponce, Leigh Dawson, Don Jensen, Sherrie Elgar (via Zoom) Kevin Wilkins

Members Absent: Justin Ramedia

Homeowners Present: Jane Steinlen (16810 Rolling Rock)

- 2) Attendee introductions
- 3) Approval of previous meeting minutes - Kevin and SHerrie abstained because he was not present; 1st Leigh, 2nd CHARlene; all in favor to approve
- 4) Review and approval of the financial report - Kevin - See Treasurer's Report, two balances; 3 homes still not paid on dues, one is in communication and paying something so we will work with them, 16648 Valley has still not paid, Kevin attempted to stop by and left message with her daughter; 16601 Valley is an LLC with an automatic payment so they still owe \$12.25; We looked at budget items and the % Actual to Date. This will help us when making budgeting decisions for future projects. Sarah asked about the amount of money we have in reserve. This could be used for the front landscaping project if we voted on it.
*Mardee made a motion to approve the report as written and that we refer 16648 Valley to the attorney for collection. The other homeowner is working with us. AND we can always add the \$12.25 to the next payment for the LLC. 2nd Leigh; All in favor
- 5) Committee Reports
 - a) Social- Leigh
 - i) Back to School Bash - Saturday, August 6th, 3:00-6:00 PM , Need help with Sam's shopping- 85 count of cookies, ice with coolers 3-20lb bags (Mardee), dozen balloons(Charlene), pizzas ordered online and then delivered, SNo Cone machine ice and liquid provided (Don), Foam Cannon and water slide; need help with clean up
 - ii) Fall Festival - Have we chosen a date? October 15th 3:00-6:00 PM; Leigh has already started ordering activities based on her feedback in her notes; looking for a DJ (Call Justin for this again); Food will be with Tampa Catering for a BBQ drop off vs. cooking onsite (pork and hot dogs went first)
 - iii) Happy Hour in the Oaks - we will follow through on the next two because it was in the newsletter and then take a break.
 - b) Newsletter- Don
 - i) July newsletter was distributed; used Staples; Thank you to Chelsea Thomas and Don for distributing them; came out earlier than the goal
 - c) ARC- Sherrie, Mardee, Don, Charlene
 - i) Pending requests - 6 requests in the last month; all have been approved and communicated; Big thanks to homeowners on Lakestone for really working with us about the color palette. Through our conversations we were able to approve a color they wanted but also get feedback to best communicate with all of our homeowners.
 - ii) Violations or concerns - Lakestone removed the outhouse by deadline and it looks nice, Cedar Bluff home still has items visible from street but we are working with them
 - 1) Do we want to do a walkthrough and letters? When? We will hold off for now and focus on revising deed restrictions

- 2) 16710 Rolling Rock storing a boat, ARC will follow up with a call or write a letter
- d) Welcoming- Mardee
- i) Updating Directory - 26 people have responded so far; how can we get this out again? On Facebook
 - ii) Feedback from the final question on Directory form was if there were any questions or concerns. As of right now here is what was written: Park equipment upgrades, Love the color palette idea for enforcing color choices, the purple street lights, sidewalk upkeep, "What is being done about the strange color of the house and are the people being asked to repaint?" ***There were 16 people responded NA or NO not at this time, 5 people responded with positives thanking the Board for their work or that they love our community
- e) Park Security and Maintenance- Justin
- i) Removal of broken climbing structure? call to see if someone will come take it down; VLeigh will call 1800JUNK to see a price; Kevin made a motion to spend up to \$200 to remove, 2nd Mardee
 - ii) Sarah ordered new signs to replace old/faded ones; installation is pending Sarah will address when she returns from vacation
 - iii) Neighbor reported the swing is hanging sideways, something might be off; Kevin will check on it and then Vince and Kevin will hopefully be able to fix it
- f) Facebook/Social Media/Website- Sarah
- i) Website updates were made; Kevin paying invoice for services
- g) Entrances/General Landscaping- Sherrie
- i) Front entrance landscaping project update
 - ii) Before we start any landscaping we need to have irrigation fixed first; quote is for up to \$4,000. It has been difficult to find someone to do this work. Schwan Sprinklers is the quote and was recommended by Brian who is working with the landscaping project. There is \$12,000 in the COMmon Grounds budget.
 - 1) Does this include any kind of warranty or guarantee?
 - 2) He will be replacing the pipes where roots have cracked. Is this included in the bid if he gets into it and finds more, is it included in the price? We dont want to chase leaks.
**Kevin and Vince made a motion to approve up to \$4,000. to repair and install new irrigation subject to the questions listed above. 2nd Leigh; All in favor
- 6) Special Projects
- a) Amending the deed restrictions - Update from new law firm- Mardee; Our new Law Firm has given feedback on all items given to them as our Board priorities. This information is Attorney Client Confidentiality, at this time all members of the Board will get a copy to review and then we will be scheduling an Executive Session to discuss this matter. When would be a good date?
 - b) Color Palette Review and next steps - one homeowner gave feedback by emailing the Board. From that the draft of a Q & A has been developed to answer the questions; also some additional color themes have been added to reflect current colors of homes in our neighborhood that meet the standard of aesthetics; Next meeting please have read this
 - c) Sarah mentioned a challenge - each meeting we invite people to each meeting, if each of us have two people join then we can get more homeowners involved.

Adjournment - 8:31 PM - next meeting is August 24th