

January 21, 2015 Lake Heather Oaks Board Meeting Minutes

Meeting called to order 7:05 pm

In attendance: Nancy Schmiedecke, Roberta Walls, Ashley Regan, Jay Studtmann, Corina Sheridan, Kevin Wilkins, and Cornel Moses

Homeowner in attendance: Jane Steinlen

Motion to accept November's meeting minutes by Kevin. Second by Roberta. Approved

Treasurer's Report:

Reviewed report. Motion to accept by Ashley. Second by Jay. Approved.

So far 60 homeowners have paid their 2015 HOA dues.

Annual meeting: So far we have 46 proxies, however, proxies have been found to be drawn up incorrectly. New proxies have been made to include date, location and signature. New proxies will be disbursed to the homeowners who've already sent in their proxies.

TECO easement: Two entryway walls, Vallely and Lakestone. Association only owns the Park road and the Park. Letters were sent out on Dec. 6 containing maps of the wall and how those homeowners are responsible for the inside of their section of the wall. All of these homeowner's should be aware of this.

Overpay involving the Conlon's: Judgment hearing was scheduled for Jan 6, and Kevin was scheduled to testify, but the hearing was canceled. Kevin was notified that there must have been a claim filed 60 days after the sale of the house to obtain that money. The Attorney didn't file the claim until 90 days after. Attorneys are now responsible for paying the judgment and paying extra fees. Judgment total is almost \$ 6,000. Will know more before next months meeting.

Landscaping:

Nancy drove by and one night at 8pm the lights to the Vallely entrance were off, then next night at 8:30pm the lights were on. Jay will check timers, and clocks on timers to adjust.

Trashcan for Park entrance: Cornel had an idea of buying a metal trash can from Home Depot, painting it and attaching it to a pole.

Board discussed for or against putting out a trashcan at the Park Entrance: All voted to not get a trashcan installed. Will revisit the issue throughout the year, and monitor the need for a can.

Currently watching the water bill price (Lakestone's entrance was much higher than Vallely's entrance) and will look at next month's bill.

Park:

Homeowner, Jane Steinlen, advised she has been seeing more teens, who she suspects, don't live in Lake Heather Oaks, parking on the easement at night, and walking into the park to most likely "do drugs". On Saturday 1/17, the police were called, but the teens left before the police arrived. She is concerned that the neighborhood might become subject to theft and/or vandalism, and she is concerned for her safety when walking her dogs in the park during daylight hours.

Kevin pulled the disk from the camera from the past weekend and gave the photos to Nancy. Nancy read off what she saw on some of the photos, captured from July 2014 to December 2014. Nancy spoke with the District 1 Sheriff's Office who gave her three options on what to do. A flyer will go out to all homeowners letting everyone know necessary precautions are going to be made to keep the Park safe and clean. Will again discuss the issue at next month's meeting.

Nancy spoke in length with a number of HCSO personnel/deputies about our problem and what to do. Deputy Hajj, after hearing our concerns and the documents/pictures we have, advised he will begin a "direct patrol" of our park and neighborhood. Nancy gave him the code to the lock on the gate so that they can drive back to the park if they see cars parked on Vallely outside the park, especially after school, after dusk and especially late at night between 10pm and 3am. With the board's approval, Nancy will provide HCSO with a Trespass Authorization so that they can act immediately if/when they find trespassers in our park.

Social:

Homeowner had an idea for a dog park. Will discuss the issue more at next month's meeting, but concern was expressed about maintenance of such.

ACC:

Roberta stated follow up ACC violation letters are going out after the annual meeting. Cunningham's resolved the "wood in the canal" issue and have removed their car from the driveway as of 1/21. ACC will send letters to homeowners who have responded to violation letter for extreme issues and thank them for keeping our LHO lovely.

Newsletter:

The next newsletter is going out in March. Will contain Home of the Quarter. She asked all board members to submit their ideas of home for consideration. Roberta needs articles by the end of February.

Welcoming:

Three new neighbors. Cunningham's house closed. Roberta advised she would like their names for the newsletter.

Other:

Kevin advised he would like to start charging \$ 35 for an Estoppel letter. Board voted and everyone agreed, no opposed.
Motion to accept by Kevin. Second by Jay. Approved.

Cornel advised his working phone number is 244-7134.

Meeting adjourned: 8:55pm