

## Lake Heather Oaks HOA Board Meeting Minutes

7/26/23 Northdale Recreation Center

1. Call to Order at 7:00PM by President
2. Roll Call/Attendance - Secretary
  - i. Members Present: Sarah Riordan, President; Vince Cesario, Vice President; Kevin Wilkins, Treasurer; Mardee Powers, Secretary; Charlene Ponce, Sherrie Elgar
  - ii. Members Absent: Justin Ramedia, Leigh Dawson, Maurna Williams
  - iii. Homeowners Present: Courtney Cardisco (2702 Windsum Way), Houston Parks (3125 Lakestone), Jessica Perez (2811 Palamore)
3. Public Comment on agenda items
  - i. Courtney Cardisco spoke as a member of the subcommittee to make a plan for Playground Plan for our Park. The group determined the project would require phases of improvement due to the cost. The first stage includes the removal of the current monkey bars and the teeter totter equipment, replacing these with a Camel Back Climber and a Sand Digger. Courtney will reach out to the company (Triple A State of Play) for an updated quote to include information about warranty and the complete process for removal and dumpster needs. Once she receives this quote, she will email to Sarah who will then forward to the Board for a final vote. (Picture below)

### **Action Items**

4. Approval of draft summary minutes from prior meeting on May 24, 2023. Our June Meeting was canceled due to Community Resource Officer cancellation and the LHO Board not having a quorum. Motion made to approve May 24th minutes by Mardee Powers, 2nd by Vince Cesario, All in Favor
5. Approval of Financial Report - Information shared by Kevin Wilkins - Report attached; All Homeowner dues have been paid, with one homeowner still owing the difference of \$14.00; Motion made to approve by Kevin, 2nd by Sherrie Elgar, All in Favor

### **Discussion Items**

6. ARC updates- Mardee, Charlene, Sherrie; Shared photos of homes that still have clear violations, letters were mailed in February, ARC has had conversations with some who have either made minimal changes or none at all. The July Newsletter also addressed the need for working together to have all homes meeting or exceeding standards. Home values are high and we are a deed restricted community, therefore, all homeowners should be working to keep up their properties. Board agreed that these homes will

receive another letter stating specifically what needs to be fixed to be in compliance. The Board expects a response and we will discuss each at the next meeting on August 23, 2023.

7. Entrance fertilization/pest control quotes- Sherrie - three quotes were obtained from Brothers, Massey, and Nviroctect; Sherrie also spoke with Mike from Blade Runner about his opinions. Brothers and Massey quotes were much higher than the one from Nviroctect, there were good references for this company and Mike also agreed. This would be to treat the grass at all entrance locations; Sherrie made a motion to approve the Nviroctect Standard Package of \$136.00 per treatment done 9X a year; 2nd Vince; All in favor
  - i. Sherrie also talked about the need to fix the lighting at the entrances, not only of the uplighting on the trees but also the signs at entrances. She will contact the original vendor from Outdoor Uplighting to get this fixed and/or recommendations for what needs to be done to get this working correctly. SHE will bring info back to the next meeting on August 23, 2023.
8. Playground discussion- Vince; The subcommittee also discussed options for funding for phases 2 and 3 of the playground project. Investigating the possibility of doing a raffle at the Fall Festival.
9. Other Business -
  - i. Update on the work being done at the Dock by SeaDog. The original work of fixing the sagging boards on the dock has been completed, however, the company found a larger problem with the rotting of footings/pilings. (Vince does have photos of what they found.) This is the wood from the original dock. SeaDog did say that it is not an immediate danger but we do need to investigate how we plan to proceed because it does need to be fixed. The top of the dock is in good condition, but with the underside needing work, it may not stay that way.
  - ii. Back to School Bash is planned for Sunday, August 27, 2023
  - iii. Mardee and Sherrie will look into painting the lettering at the entrances a reflective black to update our entrances without the cost of what new lettering would cost.
10. Adjournment – President - at 8:24 PM

