

LAKES HOMEOWNERS ASSOCIATION BOARD MEETING

November 13, 2018

Board Members in Attendance: Julie Jardine, Tracy Kern, Will Phillips, Cyndi Seruntine, Linda Shanahan

Homeowners in Attendance: Barbara Beilman, Nick & Kathy Gibbs, Drew Jardine, Cillen Meisler, Donna Moran, Earl Seruntine, and Carol Wall

Others in Attendance: Rodney Durst, Renaissance Property Management

- 1) **APPROVAL OF MINUTES 10/9/2018:** Discussion was raised concerning minutes, or more specifically, lack of minutes being kept by the Association. Majority felt that what was included in packet tonight was just a restated agenda – and not approved board minutes (to include official actions taken by the HOA Directors & Officers at regularly scheduled meetings).

Discussion was also raised over concern as to why our Board was not running the meetings – rather our Vendor has been running the meetings.

Rodney asked for a motion to be made to table the approval of the minutes until next meeting:

Motion: Tracy Second: Linda

(Previous Board will need to go back and reconstruct accurate minutes)

- 2) **APPROVAL OF AGENDA**

Motion: Tracy Second: Will

APPROVED

- 3) **ELECTION OF OFFICERS:**

By secret ballot

Rodney asked the Board to, “put your choice for Pres, VP, Secretary, & Treasurer” on a small sheet of paper and, “I will tally it up”.

President: Linda Shanahan

V. President: Will Phillips

Treasurer: Cyndi Seruntine

Secretary: Julie Jardine

Director: Tracy Kern

- 4) **FINANCIAL REPORTS:** Rodney (Cyndi to give next month as she’s been elected Treasurer)

ASSETS

Accounts Receivable - \$17,658.92 (\$11,2700 of this total is violations from abandoned house @8039 Winners Circle - \$7,000 just from fines)

Chase – OLD Acct. 2,660.63

Heritage Bank – Operating 32,294.30

Heritage Bank – Saving 106,457.04

TOTAL ASSETS \$159,070.89

LIABILITIES

Prepaid AR	\$ 381.25
Accounts Payable	2,236.37** (Julie asked Rodney what this represents as it has been on the balance sheet since October. Rodney will find out and report.)
Retained Earnings	<u>98,150.66</u>
TOTAL LIABILITIES	\$100,768.28

Discussion took place about Gatehouse Maintenance under Expense Item, and what it included. Rodney stated it included maintenance, new photo beam, new master motor cylinder and new computer which should only be a 5-6 year replacement item.

Resident asked why gates were open so often. Rodney responded that, "the gates were open for certain times because of the school buses, open at peak traffic times for contractors". Rodney continued: "All it takes is for the membership to come to the Board – and the Board to decide to change the times."

5) ACC/CC&R REPORTS:

Requests: Tree removals, driveway widening

Violations: Boat in abandoned house's driveway. Homeowner caught.

6) CURRENT BUSINESS:

Rezoning Hearing: Rezoning at the corner of LA59 & Lonesome Rd. passed. Heritage Manor Nursing Home to be built on site.

Newsletter: Julie spoke of doing a newsletter monthly (electronic if possible) to include minutes from previous meeting, real estate update, what's happening section
Rodney asked to have newsletter to him /Emily (at Renaissance) between 27-31st of each month
Motion to adopt a newsletter: Tracy Second: Cyndi
APPROVED

Directory: Contact List for Directory – decision to mail in 4 weeks with regular mailing regarding dues. Will include listing for pets. Signature from homeowners protects the association.
Motion to approve the directory: Tracy Second: Cyndi
APPROVED

Rodney will send new modified form to Board for approval prior to next meeting , to include pets, and cell phone numbers.

Committee Formation: Julie reported that many homeowners commented on a lack of committees. Biggest thing that was missed: Having some kind of a party / social during the year where they could meet their neighbors.

Rodney asked what committees most feedback was received on: Julie commented on these:
Social & Decorating

Suggestion was made to include committee interest on next newsletter.

Cillen Meisler (homeowner) offered to decorate the Gatehouse for upcoming holiday season. Linda commented that the sled "didn't make it". Rodney said the Board would be "willing to allocate \$\$ in the budget for 2019 to allow for upgrading decorations".

Credit Reporting (added to Agenda and approved at beginning of meeting):

Rodney: "What is the view of the membership on reporting credit reporting?"

Rodney: "Once a homeowner is 60 days delinquent, it would be reported to the credit bureau. They monitor our data base. You cannot report for late fees, fines, or legal fees. Experian and Equifax would come in and compare our database against the registered homeowner of that property – and then they would be hit every month on their credit report until it's paid. Price: Credit reporting agency charges HOA \$15/month for every time it reports (homeowner) negative credit information. The law allows the homeowner association to charge \$30 for that."

Rodney suggested we put it in newsletter for next 2 months about credit reporting going active Feb. 1, 2019

Straw Poll taken with homeowners present: Most homeowners in favor in audience

Rodney asked for a motion to adopt credit reporting for 2019: Motion: Tracy Second: Linda

In Favor: Tracy, Linda, Will

Opposed: Cyndi, Julie

APPROVED

Motion Via Email to Change Protocol of Meeting:

Julie has asked for an agenda to be prepared and sent to Board Members at least 4 days out. She would also like homeowners to receive the same, via their email address on file with RPM and the Lakes Website.

Conversation included talking about upgrading our website as well as looking at other companies. Rodney will look into it and report back.

7) NEW BUSINESS

2019 Budget Work Session: Began work on each budget category.

Categories with more than \$1,500 variance (either way) noted:

Taking \$1,500 out of Landscape Improvements

Adding back in \$2,500 for Social Expenses

Taking \$5,500 out of budget for Gate Maintenance

Adding \$1,500 for tree removal

Culvert Repair:

Currently have 2 bids for repair work on large culvert on servitude - at the cul-de-sac on lake side of Winners Circle. One is from G & G Dozer Services, Inc., the other is from Korts Construction Services. We would like to obtain a third bid before decision is made.

Road Monitoring Update: Street sinking in vicinity of 3051 Walden. There is a 30" sewer line going under the road. The road currently has a fracture and according to Rodney is "increasing in deflection". Continue to watch.

Conservancy Reps & Updates: Chinchuba, LLC.

Currently Rick Childress, Will Phillips, and Van Janssen – Van does not want to continue

Cyndi nominated Rick Bonaldi – Rodney will check on that

Rodney wanted to know when a meeting is scheduled. Julie commented that Jim Peterson would be happy to hold a meeting anytime.

Jim Peterson (Treasurer of Chinchuba, LLC) has been asking to move the Bank Account to a bank where we won't incur a service charge.

All agreed to allow Chinchuba to move the bank account.

MOVE INTO EXECUTIVE SESSION

Meeting adjourned at 8:28 pm.

Julie Jardine, Secretary