

Lucerne Lakes Homeowners Association, Inc.

Board of Director's Meeting Minutes

For June 21, 2023

Call to Order: By President Bob Upson, at 6:32 PM

Pledge of Allegiance

Establish Quorum: There was a quorum.

Directors Present: Bob Upson, Janet Aho, Greg Mihalko, Russell Budd, Michelle Hugan, Sally Goodman, Colleen Shaffer.

Directors Absent: Robert Harding and Evangaline Gonzales

Management Rep Present: Melissa Kamen.

Homeowners Present: Yes

Approval of Minutes:

*Meeting minutes from May 17, 2023. Motion to approve by Greg Mihalko, Seconded by Sally Goodman. Unanimously approved.

Bob Upson to email to GRS.

Treasurers Report: Janet Aho reported credits, debits and net amounts to date for Swim Club, Reserves, and Operating Funds. Janet stated the account with Truist has been updated and now collecting substantially more interest.

Master Board Report: Colleen Shaffer gave a summary report on items discussed at their special meeting of May 22, 2023.

Committee Reports:

Entertainment: Sally Goodman reported a good turn-out for May 11 shuffleboard and Tacos catered by Ed's. The June event was cancelled due to lack of interest, only 13 signed up. No events scheduled for July due to heat and committee members not interested. Sally reminded attendees about Bunco, Texas Hold-em, and daily card games.

She reminded everyone about the "Forgotten Soldiers" donation box.

Has clubhouse reservations into November.

Landscaping: Michelle Hugan reports new landscaper doing good.

Violations: Greg Mihalko reported drive through and 30 violations identified. Discussion about sign for roofing being done on Pine Forest Circle.

Maintenance: Bob Upson reported on maintenance including Women's room stall door hardware adjustments.

ARC: Greg Mihalko reported three resident application exterior painting and 1 for a new roof were approved.

New Homeowners: No new in May.

Homeowners Forum:

*Paul Kroft, 7372 Pine Forest Cir questioned repairs to pool.

*Betty Dess wants pothole at Pine forest Cir East and Lucerne Lakes Blvd Addressed.

* Margi Hoffman asked about attorney decision on Homeowner being on Board and not on Deed.

*Ed Hinkle stated light at Lisa Dr and Lucerne Lakes Blvd is constantly on, may be photo eye.

*Arlene Stropoli requested Reserve Study be posted.

Old Business:

*Bob Upson reported on status of drafts for Pool Service documents and Management Documents for Bids is ongoing.

*Bob Upson started discussion on Comcast contract renewal for 5 years and the state of the infrastructure they will not upgrade. Question as to why we would renew when we can get other providers to install state of the art fiber optics to the homes. The issue is those proposers will only bundle their services with Internet. Our current documents do not state we provide Internet to residents.

We can sign a 5 year contract and get a \$100 per home door fee reimbursement and our monthly charge will drop by about \$6 per home.

The option is to keep our current contract that will increase by 4% and seek other proposals and get install done within 18 months. The challenge is getting 75% of community to approve

adding internet. The proposal we got was \$80 per month vs. the \$52 for Comcast cable plus individuals paying another \$80 for Comcast or ATT internet which is \$132 per month comparison.

After discussion with the people present a motion was made by Sally to “not sign the proposed contract and do a 1 year automatic renewal next May, this will result in not receiving the door fee and paying \$6-8 per month for next 20 months while we change our documents and search out a new provider”. It was seconded by Greg Mihalko and vote was unanimous approval.

*Janet Aho discussed possible CD’s and a motion was made by Janet to “Move \$125,000 into HOA Reserve from HOA Operating”. Sally seconded the motion. Unanimously approved. Janet will form a committee to decide on CD’s to move money into and make a proposal at the next meeting. Members will include Janet, John Aho, Dennis, Bob Upson, Angie Gonzales.

New Business:

*Russ Budd discussed parking lot security and actions being taken to monitor with new high resolution camera and moving existing camera to rear by Men’s room back door. Russ advised if anyone sees activity that looks suspicious, call police or let Russ know. Bob made a motion to proceed with getting pricing and present at the next meeting. Russ seconded and motion passed unanimous.

*Bob Upson stated that the shower in Men’s room conversion to

storage for Janitors has been finished. Made a motion to do the same for 1 shower in the Women's room, for about \$200. Include repaint of Men's room and light upgrade of Women's room. Seconded by Colleen Shaffer and passed unanimous.

*Discussion on pool repair. The skim coat that was done in 2019 has failed, we have a 2' diameter delaminated. Further investigation found a much larger area has delaminated. This will require recoating of estimated \$25,000 and month shutdown. Ed mentioned problems with a sink hole in 2019 that complicated problem and may have raised its head again. Bob will make sure that issue is addressed in new solicitation. Ed will provide Pictures and homeowner suggested redoing steps at same time.

*Board needs to appoint a representative to Master Board who next meeting is before our September meeting. Margie Hoffman stated she would be willing. The board will solicit others who are interested and make a decision.

Homeowners' Closing Feedback:

*Ed Hinkle concerned about Pool lot being used for overnight parking when Overflow Lot is not full.

*Homeowner stated tires in front yard on Pine Forest Circle, Greg will check it out.

*Mention by Janet of hedge at Lucerne Lakes and Pine Forest Cir is not being maintained.

*Tim Tickerhoof asked status of Lisa Dr house with

unregistered vehicle and trash stored outside. Working on it and will go to attorney.

Adjournment: Michelle Hugan motioned to end the meeting, seconded by Sally Goodman and unanimously approved at 8:12 PM.

Next Meeting: Regular monthly meeting scheduled for September 20, 2023 at 6:30 PM.

Respectfully submitted by Michelle Hugan, LLHOA

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