

**Lucerne Lakes South Homeowners Association, Inc.**  
**Special Meeting, January 25, 2023**  
**Board of Director's Meeting Minutes**

**Call to Order:** President Bob Upson called the special meeting to order at 6:05 PM.

**Pledge of Allegiance**

**Establish a Quorum:** There was a quorum.

**Directors Present:** Bob Upson, Angie Gonzales, Janet Aho, Greg Milhako, Russ Budd and Michelle Hukan by telephone.

**Also Present:** LLHOA Homeowners.

**Absent:** GRS rep. Melissa Kamen.

**Approval of Minutes:** The minutes of the January 18 Meetings, motion made by Michelle Hukan and **Robert Harding**, were unanimously approved.

- Board of Directors Meeting
- Board of Directors Special Meeting
- Annual Meeting

**Treasurer's Report & Committee Reports:** none.

**Old Business:** None

**Homeowner Comments:**

- Homeowner asked if possible to opt out of the Comcast Service, answer yes but cannot reduce their HOA fee.
  
- An introductory statement made by the new president as to the procedure at meetings and the individual responsibilities of the Directors to participate in discussion and act on the Board as they see fit in their understanding and opinion of the best action for the Association Membership.

- President also stated that Directors can present issues to put on the agenda with sufficient backup to warrant consideration. The President sets the agenda and an action that is presented in sufficient detail will not be prejudiced from being heard.

**New Business:** The purpose of this special Meeting is to fill vacant seats and assign roles and responsibilities.

- There were three vacant Director Seats and four candidates who stated interest in serving.
  - Motion was made by Michelle Hugan, seconded by Bob Upson and unanimously approved for **Sally Goodman** to fill seat A1 which expires January 2025.
  - Motion was made by Michelle Hugan, seconded by Angie Gonzales and unanimously approved for **Colleen Shaffer** to fill seat A2 which expires January 2025.
  - Motion was made by Russ Budd, seconded by Angie Gonzales and approved with Janet AHO in the Nay for **Robert Harding** to fill seat C3 which expires January 2024.

The three new directors took a seat at the table and participated in the remaining portion of the meeting.

- A motion was made by Colleen Shaffer, seconded by Greg Milhako to fill the position of Secretary with **Robert Harding** and was approved by unanimous consent.
- A motion was made by Bob Upson, seconded by Russ Budd to fill the position of Master Board Representative with **Colleen Shaffer** and was approved by unanimous consent.
- A motion was made by Bob Upson, seconded by Russ Budd to fill the vacant seat for the Architectural Review Committee (ARC) Chairman with **Greg Milhako** and was approved by unanimous consent. Discussion on remaining members for ARC, can't be board member and need at least three. Gersey Arnold presently on committee Bobbie Delcorio, Mike Sutkins and Betty Dess were named in motion by Sally Goodman, seconded by Angie Gonzales, and were unanimously approved.
- The attachment shows the roles and responsibilities that were filled by volunteers of the Board and Association members.

**Homeowner Comments:**

- Question about the Master charge from the Master to each Board went up, how is it distributed. Bob Upson responded that there is a formula, the increase mainly due to Insurance.
- Question about Rules and Regulations. Bob Upson stated they are all available on the GRS Homeowner Portal.

**Adjournment:** a motion was made by Sally Goodman, seconded by Angie Gonzales, motion unanimously passed at 7:15 pm.

**Next Meeting:** February 15, 2023 at 6:30 PM.

**Respectfully Submitted By:** Bob Harding

**Attachment:** Roles