

Lucerne Lakes South Homeowners Association, Inc.

Board of Director's Meeting Minutes

For April 19, 2023

Call to Order: By President Bob Upson, at 6:31 PM

Pledge of Allegiance

Establish Quorum: There was a quorum.

Directors Present: Bob Upson, Angie Gonzalez, Janet Aho, Greg Mihalko, Russell Budd, Michelle Hukan, Sally Goodman, Robert Harding, Colleen Shaffer.

Directors Absent: None absent, all present

Management Rep Present: Melissa Kamen

Homeowners Present: Yes

Approval of Minutes: Meeting minutes from March 15, 2023 unanimously approved on a motion by Greg Mihalko, seconded by Russell Budd. Robert Harding to email to GRS.

Treasurers Report: Janet Aho reported credits, debits and net amounts to date for Swim Club, Reserves, and Operating Funds.

Master Board Report: Colleen Shaffer reported that sub-HOA *The Greens* seated a new rep on the Master Board. Colleen also mentioned various sundry items from that meeting.

In subsequent discussions about the Master Board, Michelle Hukan questioned the Master Board's handling of bids for tree maintenance and/or replacement and suggested that MB president, Ed Hinkle, often acts outside of his authority.

Committee Reports:

Entertainment: Sally Goodman reported large turn-outs and resident enthusiasm for the community garage sale and the shuffle board party.

Sally announced a Bingo party is scheduled for April 29th, and a Shuffle-board and taco party is scheduled for May 21st.

Clubhouse use by residents is "all good"; no issues to date with compliance to rules and protocols.

Landscaping: Michelle Hukan had nothing to report.

Maintenance: Bob Upson reported on various sundry tasks and repairs completed or in process.

ARC: Greg Mihalko reported one resident application for a new roof and one resident application for exterior painting.

Homeowners Forum:

Arlene Stropoli to email info to Robert Harding on the matter of the non-resident youths responsible for transgressions against our pool.

Arlene Stropoli asked about the 'reserve study.' Bob Upson reported it's still under review.

Resident, Marion (last name and address not given), asked about golf course development. In answer, it was confirmed that it is not a done deal.

Dottie Nielsen asked about 'parking issues', Bob Upson responded that they are resolved.

Old Business (On-going Issues and Updates):

* Sally Goodman requested more time to review Procurement Committee's recommendations for Landscaping and Housekeeping service contracts. Sally motioned for (seconded by Michelle Hugan, and unanimously approved) a special meeting to revisit and decide on the Procurement Committee's findings, scheduled for May 3, 2023 at 6:30 PM.

* Janet Aho explained the various certificates of deposit (CD) options available concerning the HOAs reserves. Bob Upson directed Janet to look into FDIC concerns and form an action plan for moving certain funds into higher interest-bearing vehicles.

New Business:

* Bob Upson confirmed that Landscaping and Housekeeping contracts will be revisited and addressed at the special meeting of May 3rd.

Other Procurement matters were cited, including:

1. GRS performance review, including problems with gVault and general accessibility to documents.

2. Pool maintenance contract.

Colleen Shaffer motioned for, Bob Upson seconded, and by unanimous vote it was decided to finalize Landscaping and Housekeeping first and take up the GRS and Pool service contracts thereafter.

Procurement Committee consists of Bob Upson, Russell Budd, Greg Mihalko and homeowners Tim and Cesar. No one else showed interest; if desired we can add homeowners.

Motion made by Colleen to wait on the Procurement action until after the May 3 meeting which was not voted on.

* Bob Upson suggested revising, as necessary, the rules for residents reserving the Clubhouse. It was tabled for the May 17, 2023 Board meeting. Sally will provide recommended revision for Board approval.

* Discussion about creating additional storage space within the Clubhouse was motioned by Sally, seconded by Colleen and unanimously approved.

* Bob Upson cited various concerns and problems with owners not following the rules when renting out their property. Counsel advised the Board to do a mailing to all residents notifying them of and reiterating the rules governing rentals.

GRS reports just three registered rentals on the books.

Of particular concern is the property at 4330 Lisa Drive that recently converted their single-family house into a duplex. Bob Upson reported counsel is reviewing the matter.

* Bob Upson wants to review the status of the permanent signage (ie: *No parking on grass, No soliciting, etc*) for condition or replacement and updating as necessary. Sally Goodman will visually inspect them and report back.

* Bob Upson suggested designing and producing ‘warning tags’ to be issued as initial notices of violations. These will be documented and used in support of further action if and when required. Sally and Michelle will do investigation.

Homeowners’ Closing Feedback:

* Arlene Stropoli mentioned Mango trees and slippery and dirty sidewalks from dropping fruit. Bob Upson to address the issue.

* Tim Tickerhoof commented on bird feeders attracting ducks and squirrels.

* Margie Hoffman challenged Colleen Shaffer’s place on the Board of Directors. Russell Budd confirmed Colleen’s rightful place on the Board as directed by HOA counsel, former and current.

Adjournment: Colleen Shaffer motioned to end the meeting, seconded by Angie Gonzalez and unanimously approved at 8:30 PM.

Next Meeting: Regular monthly meeting scheduled for May 17, 2023 at 6:30 PM.

Special Meeting: Scheduled for May 3, 2023 at 6:30 PM.
Agenda: Revisit Landscaping and Housekeeping

recommendations made by the Procurement Committee.

Respectfully submitted by Robert Harding, Secretary, LLHOA

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