

Lucerne Lakes Homeowners Association, Inc.
Board of Director's Meeting Minutes
September 20, 2023

Call to Order: By President Bob Upson at 6:30 p.m.

Establish a Quorum: There was a quorum.

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

Directors Absent: Robert Harding and one vacant board seat.

Approval of Minutes:

Meeting minutes from June 21, 2023. Motion to approve Greg Mihalko, seconded by Sally Goodman. Unanimously approved.

Meeting minutes from August 2, 2023 (special). Motion to approve Michelle Hukan, seconded by Greg Mihalko. Unanimously approved.

Treasurers Report: Janet Aho reported credits, debits, and net amounts to date for the Swim Club, HOA, Reserves, and Operating Funds. Janet stated that two certificates of deposits were opened at two different banking institutions by HOA President Bob Upson and herself on September 8, 2023. A third will be done this week.

Master Representative Report: None

GRS Report: Melissa Kamen indicated that the violations were improving. Still having an issue with parking in one cul-de-sac especially regarding emergency vehicles not being able to get through.

Committee Reports:

Landscaping: Michelle Hukan reported that she is working with the new landscaping company in regard to our expectations and concerns.

ARC: Greg Mihalko reported one application for a driveway which was approved.

Violations: Greg Mihalko reported that the drive through indicated that violations were down by half and most home owners were complying.

Entertainment: Sally Goodman reported that there are four active members on the committee, more committee members are needed. There will be events in October, November, and December. Event dates and times will be posted and in the newsletter.

Maintenance: Bob Upson reported that there were various repairs completed throughout the summer.

New Homeowners: Colleen Schaffer reported that there were four interviews. Two were sale of homes and two were rentals.

Homeowners Forum:

*David Boyd , Pine Forest Circle West questioned the cancellation of the HOA cutting and maintaining the hedge along Lucerne Lakes Blvd. Additionally, he had a petition to resume this maintenance signed by affected homeowners.

*Arlene Stropoli, Pine Forest Circle indicated that the hedge along Lucerne Lakes Blvd was put up by our HOA and in our documents. Additionally, questioned the status of the Comcast service since the contract was not signed.

*Ed Hinkle, Pine Forest Circle questioned why violations letters were sent to homeowners for rust stains when the clubhouse has rust stains. Additionally, he questioned that Robert Harding missed three board meetings.

Old Business:

*Bob Upson reported that the pool repair was complete and the pool reopened on Labor Day. The initial approval for the repair was \$28,070, with an additional contingency amount of \$2,000 if needed. The cost of the pool repair was \$25,795.

New Business:

Vacant Director Position: Bob Upson discussed that there were two homeowners that expressed interest to be on the board, Barbara Delcorio and Cesar Romagosa. After a discussion, Barbara Delcorio whom was present at the meeting removed her name for consideration. Russ Budd made a motion for Cesar Romagosa to fill the vacant board seat, seconded by Colleen Schaffer and motion passed unanimous.

Vacant Vice President Seat: Bob Upson discussed that there were two board members suggested for Vice President, Sally Goodman and Colleen Schaffer. Michelle Hugan made a motion to nominate Sally Goodman for Vice President, seconded by Janet Aho. Discussion amongst the board members regarding the position, after which time Sally removed her name from consideration, so the motion ceased without a vote. Bob Upson made a motion to nominate Colleen Schaffer for Vice President, seconded by Russ Budd and motion passed unanimous.

Master Board Representative: Several candidates expressed an interest in becoming the representative: Bob Harding, Robert McDowell, Dennis Stoltzman, Frank Alex, Margie Hoffman, and Ed Hinkle. After a discussion amongst the board whom they feel will best represent the community, a motion was made by Sally Goodman to nominate Frank Alex, seconded by Russ Budd and motion passed unanimous.

Entertainment Policy & Procedure: the board reviewed and discussed the new policy and procedure. Bob Upson made a motion to accept the new entertainment policy and procedure, seconded by Sally Goodman and motion passed unanimous.

Fence Repair: Bob Upson reported that the rail fencing by the parking lots needs to be replaced due to rotting fence posts. Discussion amongst the board members on possibly what types of fencing to replace it the existing fence with. It was discovered from former Board members present in the audience, that the fence was installed about 5 years ago, not pressure treated. Russ Budd reported that he talked to a couple of fence companies that gave suggestions. The procurement committee will meet and obtain quotes for wood and vinyl fencing. Bob Upson made a motion to table this item till the next meeting and that the procurement committee can obtain quotes, seconded by Russ Budd and motion passed unanimous.

2024 Budget Preparation: Bob Upson reported that he would like to have three board members and at least three community members to volunteer to be on the budget committee. Board members, Janet Aho, Greg Mihalko, Sally Goodman,

and Colleen Schaffer expressed an interest. Bob Upson requested that everyone contact him by email or telephone whom are interested.

Homeowners' Closing Feedback:

*Margie Hoffman – requested that the calendar of events be sent to her via email.

*Arlene Stropoli – indicated that a clubhouse reservation was made for the same time that scheduled card games were taking place and that this should be looked at for future reservations.

*Ed Hinkle – requested that ARC approvals with homeowners name and address be placed on facebook. Greg requested anyone seeing ARC projects notify him.

Adjournment: Michelle Hukan made a motioned to adjourn the meeting, seconded by Bob Upson, and unanimously approved at 7:59 p.m.

Next Meeting: Regular monthly meeting scheduled for October 18, 2023 at 6:30 p.m.

Respectfully submitted by Michelle Hukan, LLHOA