

March 28th Meeting of the HOA Board

Call meeting to order at 6:04pm at the LDS Gazebo

Board Members Present: Brian, Roger, Meredith, Rachel, and Shawn.

Committee Members Present: Don from Landscaping, Bill from Finance, Matt from Outreach on Teams.

Review last meeting's minutes.

Minutes approved.

Motion made to move the meeting to 7pm moving forward now that there should be lighter out.

Motion carried. Secretary agreed to update boards and website.

There was a reference made to the fact that the Community was unaware of the open Teams invite. The Secretary will make sure that is propagated on the website; ldshoa.org.

ARB Review

There have been some issues with picking Paint colors. ARB is aware of this. The Board will be finalizing the Hex Code selection component and putting it online so that we are no longer relying on swatches and vendor-based paint names. Hex Codes are universal regardless of vendor and will make paint selection more uniform.

All solar installations need to be reviewed and approved by the ARB. Though solar cannot be denied in the neighborhood, the ARB has the right and responsibility to make sure all solar installations confirm to the community bylaws.

There are two Excel versions of the ARB file; ARB Committee will reconcile at the next ARB meeting.

Landscaping Review

Landscaping Committee Chair, Don, is aware of a few residents who want to be part of the committee. The Board advised him to submit their names for an "interview."

Don is researching a plan for the vegetation at the community front signage. Make for a more Florida-friendly solution; cut back on watering and need for mulch. Use large river rocks. Don has several examples he has seen at the entrances of other neighborhoods. The Board suggested that Don submit his proposal. Will use the westside signage spaces as a testbed.

There is a property where the fence stretches into the easement. The fence damaged the irrigation system. The fence also blocks or even possibly now contains part of the irrigation system as well. Other connecting fences are improperly aligned with this improperly placed

fence. Don will gather the details and send them along to The Board for review and suggestions for action.

Finance Review

Nothing major to report.

There were some invoices related to lawyer interactions that the Board agreed to pay.

The Board agreed to put the Landscaping invoices on autopay.

Infrastructure Review

New website is up; we hope to build online forms and paint picker soon. <http://ldshoa.org/>, all the contact information, where you pay your dues, etc., are available on the site

Documentation review: the shed has several file cabinets worth of different series of files from the different iterations of the Board. Need to purge everything outside of seven years and consolidate "folders" single a single file identified by lot. Will set a date for the Board to get together for a consolidation party.

The Board is openly requesting more people to fill committees; we see a lot of complaints on social media but no one stepping up to be part of the solution. If someone wishes to join a committee to help, please visit the website and email us.

Questions From the Gallery

Door colors; these need to be posted more clearly. Rachel agreed to get the door colors to the resident in question.

Resident mentioned his house is lower than the street; debris and water backflows into the driveway. Not much can be done here other than for the resident to put in a sort of drainage.

Suggest having a "compliance suggestion" form on the website. This will be considered.

Question about livestock in the neighborhood. Believe there are no such animals in the neighborhood, the rules need to be reviewed and reconciled with the county rules.

Resident asked about colors for driveway. Those are on file and will be submitted to the resident. Suggested rather than paint to use a stain to protect the driveway.

Meeting adjourned around 7:15pm.