**Loma Del Sol Homeowners Association, Inc.**

Thursday, May 12, 2016, the Board Meeting was called to order at

7:00 P.M.

Everyone said the Pledge of Allegiance.

We had a quorum of Board members, as Frank Cardinale,

Don Chase, Lucille De Feo, Paul Gaffney, John Long,

Marylu Mariniello and Frank Reynolds were present.

**Treasury Report (Marylu)**

Center State Operating $24,734.90

Center State Money Market 45,093.18

Wells Fargo Money Market 28,633.89

**Budget (Lucille)**

2017 tentative budget to review.

The annual assessment will remain the same at $225 per year, the lowest amount in our area. Some budget items were increased while others were lessened so we can stay at the same amount.

John asked if the irrigation bill was paid and Don said yes and that there are still some minor items needed, but not too costly.

John said that we have kept the amount the same for the last seven years and that we have no surplus. He motioned to accept the budget and Frank Reynolds seconded it.

Lucille said that going forward the annual assessment will be due on November with a grace period of a few days.

She said that the First Notice would be mailed on 9/6. the invoice on 9/30 and the Second Notice on 10/6 with the payment due on 11/1.

John said to make the grace period seven days. Don motioned to accept this and Paul seconded it. The vote was unanimous.

John also said that he has complaints that the invoice is complicated. Marylu ask why since the majority of Homeowners comply. John would like to send the budget out sooner that September, but Lucille said it is sent with the First Notice and that this year the ballot must be signed and the name printed to determine ownership. We will also be using colored ballot envelopes so Homeowners will be reminded to send ballots only and not assessments.

A Homeowner said that we should use large font sentences to tell everyone not to place assessment payments in ballot envelopes. Marylu told her that we use a large, bold font and people still ignore the words and send the payments in a ballot envelope.

**ARB Report (Marylu)**

**Approved:**

Fence (3)

Lawn resod (1)

Painting (9)

Roof replacement (4)

Tree removal (4)

**Denied:**

A shed that was put up without approval is currently in the hands of our Attorney

Lucille said that ARB requests must be mailed and not dropped off at Members' homes. She cited that people continue leaving them at her door, but if she is on vacation, the documents would stay there until she came home, maybe rained on or blown away.

Also discussed was the vivid blue painting done at a house on Loma Del Sol. Marylu explained that the paint chip submitted with the ARB form is a more muted blue. When the sun is shining, the house takes on a bright blue effect, while it reverses to the muted color when the sky is cloudy. She said that color blue is grandfathered in and most of the time it fades with the sun.

**Violations (Don and Lucille)**

Notices were sent to 19 Homeowners and six Tenants. This included five for trash containers, seven for trees, five landscaping and five exterior issues. There were letters of concern, first and second violation notices and four problem areas were sent to the Attorney.

**Assessment Issues (Lucille)**

There are four outstanding payments due for this year. Our Attorney has successfully collected the rest of the fees. One property is heading into foreclosure for nonpayment.

**Landscaping (Don & Frank Cardinale)**

Frank said that since we are not having much rain, he has asked

T & M to cut back on the mowing, especially the retention ponds. He said that the grass at the park will be fertilized next week and dead bushes will be removed from CR 54. He will be getting an estimate for the plant replacements.

Frank also said that each roof of both gazebos need to be replaced. John would like them replaced with aluminum and thinks there is dry rot present.

Frank said that he would look into this. Paul said to get estimates and Don said that there could be water damage at the bottom of the gazebos. Frank also wants better looking signs to advertise the HOA meetings.

Don discussed the irrigation issues. The replacement of the old irrigation system has been completed. There were some minor issues that were corrected. Also, new timers were replaced for two wells. Don mentioned a Homeowner who walks the Community and always sends us emails if there are problems. He said that he appreciates all of the help given to us, especially when it comes to wasting water. Don noted that watering for odd numbered houses is Wednesday and Saturday. For even numbered, it is Thursday and Sunday. Watering is not allowed between 10:00 AM and 4:00 PM on those days. He also said that the Sheriff’s Deputies drive at night looking for watering violations, so make sure the watering is done on the right days and times.

Frank Cardinale said that Duke Energy is taking down trees, which have affected some of our irrigation. Lucille complained that they are butchering the trees on CR 54. He also said that trucks turning at our entryways run over our sprinklers when they jump the curb.

Art asked if we have rain sensors. Don said that he is addressing this issue.

Paul noted that when new sod is installed, you can water with a sign, but Lucille said that at least 50% of the lawn has to be new sod.

**Code of Conduct Document (John & Marylu)**

Frank Reynolds wishes to rescind his vote for this. John explained that the document lists the things that all Board Members must adhere to with the Community.

Frank Reynolds said the document had a typo and he objected to the sentence which states that "inspect the neighborhood for covenant violations before sunrise and after sunset". John said that this was put in place because some people would drive around in the dark and take flash pictures of violations. One Family went to mediation with the HOA because of this situation, which cost the HOA over $1,000.

Marylu reminded Frank that per our Attorney, you can't rescind a vote. The code applies to all of us. The typo will be corrected and the conduct code stands.

**Miscellaneous (Paul)  
Drug arrest:**

Paul saw a truck parked on the street that didn't belong to any of the Homeowners. He called the Sheriff's Department, who found that the truck belonged to a woman involved with drugs. She was arrested that day.

**Expansion of the storage facility in the Walgreens shopping center:**

The Owners of the facility plan to add more upscale storage areas for larger vehicles, which shouldn’t impact our Community. Paul met with the Director, who walked with Paul to show him the areas where the walls will be extended.

The next garage sale will be held on Saturday, November 12, from

8:00 AM - 2:00 PM.

A Homeowner said that a power washer was stolen from her garage while the garage door was open. A number of Homeowners leave their garage doors open, so please be aware that there are people driving through looking for things to steal. The garage door was opened at Frank Reynolds' house. A neighbor saw a man there, who ran after he saw the neighbor. The Sheriff’s office was contacted.

Frank Cardinale commented on the traffic on Hwy 27. A Homeowner complained that vehicles run the red light at the Loma Del Sol stop light. Don said that people are ignoring stop signs and speeding in the Community.

So, everyone, keep your eyes open and call the Sheriff’s office with the complaints. We will call to ask for a two-week patrol and then call again for more patrolling.

**Housing Statistics (Marylu)**

Listings:

Active (3)

**917 VIA DEL SOL DRIVE Regular sale 190,000**

**313 WESTWIND Regular sale 199,000**

**1068 ADRIANNA CT Regular sale 239,900**

Pending (3)

**429 LOMA DEL SOL Regular sale 195.000**

**117 RIO CT Regular sale 218,000**

**732 VIA BIANCA Regular sale 218,900**

Sold (7) (Last 60 days)

**438 LOMA DEL SOL Foreclosure 162,100**

**225 SUNWARD RUN Regular sale 170,000**

**712 VIA DEL SOL Regular sale 199,900**

**650 VIA BIANCA DR Regular sale 205,000**

**134 HENUE COURT Regular sale 234,800**

**844 VIA BIANCA DR Regular sale 235.000**

**623 LOMA DEL SOL Regular sale 239,900**

John motioned to adjourn the meeting at 8:14 and Frank Cardinale seconded it.

**The next Board meeting is scheduled for Thursday,**

**September 8, 2016 at 7:00 P.M at the *Polk County Sheriff’s Facility, 1100******Dunson Road***