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

Thursday, May 11, 2017, the Board Meeting was called to order at

7:00 P.M.

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

Lucille De Feo, Paul Gaffney and Marylu Mariniello were present.

Art Kastner was present as the Sergeant of Arms.

Everyone said the Pledge of Allegiance.

**Treasury Report (Marylu)**

Center State Operating $30,750.18

Center State Money Market 30,111.35

Wells Fargo Money Market 28,656.81

Don motioned to accept the Treasury Report and Lucille seconded it.

**Budget (Marylu)**

Marylu reviewed the 2018 Budget, which still keeps the assesment at $225. Funds were appropriated for different areas, while still meeting our obligations.

Lucille motioned to accept the Budget and Don seconded it.

**ARB Report (Frank De Feo)**

**Approved:**

Door (3)

Driveway painting (1)

Fence (8)

Landscaping (1)

Painting (3)

Porch Light (1)

Roof replacement (9)

Screen Door (2)

Tree removal (2)

Window replacement (1)

**Assessment Issues (Lucille)**

Our Attorney is addressing all delinquent funds, which includes liens.

**Violations (Don)**

79 notices were sent to Homeowners and Tenants. Follow up will continue.

**Bulletin Board Replacement (Don & Marylu)**

Don ordered the new board, John installed it and partially removed the old board and Randy, our landscaper took it away. Art said that he would look at what was left to remove.

**Landscaping (Don & Frank Cardinale)**

Frank started off by saying that we need rain. We have a lot of dead shrubs due to the lack of rain, so he wants to replace them with colorful plants. Fertilizing will be done and then the plan is to replace the tree at the entrance, which died. Randy is pricing a tree with yellow flowers.

Our dry retention area were designed to contain water for a short period of time, but twenty years of sediment has gone into our retention ponds, creating a dam, which is not letting the water disburse. We have to maintain these areas, by law. People throw things into these areas, including animal waste, which is illegal. The culvert area is filled up, making the drains working improperly and then the streets are flooded.

Don said that graffiti was found at the gazebos, which was done with magic markers. Don and Randy cleaned the areas and have been watching for any more trouble. He also said that people are leaving trash in the park, which has now become an issue. We removed the trash container because owners were throwing pet waste there, which was a health hazard. He also said that people are putting animal waste in the street drains, also a health hazard and illegal.

Frank is proposing a Christmas get together at the park. We will look into this at the next meeting and contact our Attorney for the legalities.

Don will have a speaker at the next meeting to discuss community safety.

Cathi, a Homeowner said that there are leaks in the irrigation on Via Mariel. Don said that he has fixed five leaks and will look into this one.

**Storage Facility (Paul)**

We will be renting a storage unit with holiday and other items at Ridgeview Storage, near Walgreens. The Owner has given us a good deal. Lucille will sign the contract next month.

**Promulgated Rules (Lucille)**

Letters will be sent to new Homeowners with the rules because most are moving in and doing whatever they want to their exteriors, oblivious to our bylaws.

We had previously addressed a new rental rule, where the Owners would send a copy of the lease and Tenant information. The previous Board objections were for the rental amounts on the lease. Robert has since written a new rule, with this information redacted. Our rules for domestic pets must be modified so barn yard animals will not be allowed. We need to send a copy of the updated/new rules to all Homeowners 14 days before the next meeting.

**Housing Statistics (Marylu)**

All are regular sales

Listings:

Active (1)

**326 LOMA DEL SOL DR 210,000**

Pending (1)

**419 LOMA DEL SOL 220,000**

Sold (6) (Last 90 days)

**100 VIA DEL SOL 199,900**

**130 AVILA CT 200,000**

**814 VIA DEL SOL 200,000**

**805 VIA DEL SOL 205,000**

**713 VIA DEL SOL 210,000**

**253 VIA DEL SOL 212,000**

A Homeowner asked it a Board Member can be nominated from the floor.

Lucille said the anyone interested in running for a Board seat needs to send in a resume, to be mailed with the Second Notice in October.

Don motioned to adjourn the meeting and Frank seconded it, which ended at 8:24.

**The next Board meeting is scheduled for Thursday, September 7, 2017 at 7:00 P.M at the *Polk County Sheriff’s Facility, 1100 Dunson Road***