

Board meeting 11/7 HOA  
Polk County Sheriff's Office

- Directors in attendance: Rick, Rachel, Liz, Via, Frank C
- New director appointed today - Shawn
- Directors not in attendance: Joe, Phil

Meeting Called to order at 10:05

**Annual 2021 meeting**

Sign in sheet— at 27. Short of the 36 required

- Start the meeting- Liz.
- Pledge of Allegiance
- First responders and military thank you
- Unique situation- no President or secretary

Motion Frank- that Rick chair the meeting , seconded by Rachel  
Rick motioned that Rachel record the minutes. seconded by Frank

**Rick Acting Chair -**

- Unusual position. Bare with us- want to follow the proper protocol.
- Phil and Joe are absent from the meeting-
- This years term that is expiring Via/Liz- not rerunning for reelection.
  - Thank them both for their service /bookkeeping/etc
- At this point- we can appoint the newest board member- Elect resident who showed interest- Rick- made motion to make Shawn McNamara's appointment official. Rachel- seconded motion.
- Rachel recapped the last meeting (very high level- the minutes are posted on the website for reference) Rick motioned to accept minutes from March 2021 and Frank seconded it- passed....file the minutes
- **Treasure report- Liz**—— bank statements to close out the Fiscal year...over budget in a few places
  - 66% landscaping- consist
  - Increase of legal fees 30%
  - 20% over budget....reserves were able to cover those expenses. Could be in the landscaping report upcoming.
  - Legal fees- some will recoup as well...some homeowners will be responsible for those fees.

- This year- we have 30% of the community had NOT paid dues that were paid 11/1. 15 are at least 2 or more years in the rears....a lot of work ahead to get paid
- Savaris Group, LLC's were going to do the bookkeeping/violations...when we only wanted the bookkeeping they backed out and declined working with us (referenced meeting notes from 8/12/21 special meeting)
- Current bookkeeper? Numbers don't match...we will need a new bookkeeper
- Zero based forecast- 97K
- Last month's attorney fees were \$10. Due diligence we are only using the attorney on a limited basis....most of the rules are available in statute 720.

end of treasure report

Motion Rick requested to approve the report- Second Shawn. Accepted

### **Landscaping- Frank C.**

- Complement to Don chase, Rick and T&M on all the work on the grounds....
- Grounds are old-
- Been on board for 16years——will be moving in January.
- Full corporation of the community
- Rick as all the knowledge
- Also Rick thanked LIZ to help get the T\$M paid to fix all of the problems.
- Biggest expense we will always have.
- Sprinkler heads are 23 years old.....
- Very time consuming job- not just changing a sprinkler head- we have ~1000 heads
- Wells underground that hold our water...lots of maintenance required
- Frontier and spectrum tore up the community and damaged our property - break a pipe, not repair it...filled with sand.
- So far- the county is discussed with spectrum and frontier- not pulling correct permits- county expect or can't keep up with it. Filled an insurance claim- for all the grass. 15 pallets...going to fix our piping and electrical.....thousands of dollars.
- They have not finished their work yet- they didn't communicate.
- There is a lot of good...We will get a lot of our money back....for the repairs. Consistent relationship with the county. No more permits until your fix LDS. Please follow through...Rick is on it.

End of report.

- Question about lawyer- the county stepped in so we didn't have to use the lawyer
- The work crews keep showing up and now the county is going to fine them if they are working without permits.

## **ARB update - Rachel**

- Meeting date update...moved to Mondays- at 6pm
- Welcome to join us via zoom

## **New we have community updates**

- Garage sale Nov 20th. Signs will go up
- Holiday decorating - committee this year run by Vickie- had the money and welcome to take donations...for the Park and/or the front signs. Big warehouse- we could receive a discount. - more to come....
- Volunteers for - assist us in forming these groups.
  - ARB
  - Landscaping
  - Violations- serious issue and concern. - we need a committee and specific guidelines and more than one person.
  - Arbitration - self arbitration - hear it from the community and then make a decision to move it forward or not.
  - Holiday
  - Welcome
- Trying to digitize a lot of the processes....where possible
- We have a lot of ideas- great ideas—. Just don't want to move too fast.
- Some people don't use the internet or scan a document- doesn't mean that you are left out. You will know as we made changes....could cost money- we need to look into it.
  - We know there is a ask from the community to make things priority. We are going to work on it.

## **Rick --Update on community.**

- Oct 2020-Oct 2021- 30 houses on the market...25 sold, 4 pending, 1 active. (3 weeks old)
- Our property value over the last year has gone up 30%. That didn't happen by accident- because this community has rules/regulations/guidelines - you need permission to do things and follow the rules to keep our property value up.
- There is a lot of new construction-
- There are rules- you signed them when you bought your house....you have those rules somewhere.
- Read all of rules - there are a lot...
- Laws from the state- they send us updates as needed...last was 2 years ago
- LDS HOA rules...on website- has our bylaws- restrictions.
- Shorten our rules for community- some are vague---What does green mean, trim, 8x8x10?
- If it's outdated we can re-write and re-submit with your community vote.

- New board- is working and communicating
- What I want to enforce- we are on the same team....we are all following the same set of rules
- We represent you- it's not us against you or them....get rid of the line- simple tape...important message.
- We need to make sure we are compliant- learn the rules, read them.
- We are following the rules - and those that don't will be addressed and spoken too.
- We need the neighbor to be clean and safe- Rick's Moto.

### **Christmas time.**

- Events- light decorations? Put them up!!!
- No specific date- just taking them down 2 weeks after Christmas.
- Contest- December 20th. Monday.
- Lights in the park on the 5th of December.....

questions from the room::

- Lawyer update- seek new council? No current update.
- Gary- ladies thank you for your time and service....lawyer/collection agency they hang up on the residents....we need a new lawyer or collection agency. They don't represent themselves property. What are we trying to do?
- Rick- not going into personal issues/payments/.....but in this case- the notification and documents forwarded to attorney - it was appropriately turned over the attorney. Between the homeowner and the attorney ... Liz transitioning for 30 days- we can reach out to the attorney Jennifer- we have never turned down a payment plan option...to help facilitate the repayment- to Rick's point...as a neighbor we can try to help.
- Luis- everything is fine!!
- Trash- put up an enclosure for his trash can....was put up a year ago. Why isn't everyone else have to do it? We are going to address it in a different way- it's been over a year. He fixed the problem.....get rid of the trash cans. Rule is 23 years old to not see your trash cans....block it somehow- the last boards intend was good but it backfired. Not everyone is being held accountable. We are going to use those suggestions and move forward.
- Coral- stop signs —parking in front of their stop signs waiting to pick up kids at school. Public road- we can't move them...if it's unsafe then we need to call Polk county sheriffs. We don't have jurisdiction. You would have to call the non-emergency line
- David Koto- lots of issues addressed. Trash cans- it's a rule. Old board...no longer sitting up there. Frank kept bringing it up all of the time-Color pallets sucks.....
- Casey- major issue- crime...break ins...known issue— we call the sheriff's office ourselves. During surveillance during the day and coming back at night.

Rick-motion to adjourn meeting Frank - second  
Motion adjourned.... 11:17am.  
Thank you to Via and Liz.

Violation communities- Gary.

### **Second meeting**

- Rick called to order
- Frank motioned for Rick to be president and Rachel VP
- Shawn seconded the motion
  
- Rick makes motion that Shawn take the role treasurer....Frank seconded it
- Rick nominated Shawn as Secretary...Frank seconded it

All it favor- AHHH

Rachel motions to have a standing meeting for the board of directors  
Once a month to get us kicked off. It will be posted as a re-occurring meeting Post it on  
the bulletin board.

Motion that other business will be discussed at the next board meeting...~30 days from  
now. Dec 7th ish.....

Meeting adjourned! At 11:32 am.