

Loma Del Sol HOA Quarterly Board of Directors Meeting

July 22, 2023 – 10:00AM - Polk County Sheriff's Office

Directors in attendance: Rachel Carlson, Meredith Tefteau, Louis Karellas, Don Chase, Brian McSheehy, Debra King-Ferro

Directors not in attendance: Philip Howarth

- Rachel called meeting to order at 10:01AM Eastern
- Pledge of allegiance
- Meredith read the minutes from the last quarterly meeting on March 11th
 - Minutes have been posted on the bulletin boards since the meeting
 - All minutes from previous meetings can also be found on the documents page at ldshoa.org.
 - Rachel motioned to approve the minutes from last meeting. Don seconded
- **General Updates – Rachel**
 - **Director seat update** – two new directors were recently appointed to the open board seats, so all director spots are currently filled
 - Introduced each Director and their term expiration date
 - Rachel Carlson | Board President | Term expires 2025
 - Philip Howarth | Vice President | Term expires 2025
 - Louie Karellas | Treasurer | Term expires 2024
 - Meredith Tefteau | Secretary | Term expires 2023
 - Debra King-Ferro | Director | Term expires 2023
 - Don Chase | Director | Term expires 2023
 - Brian Mcsheehy | Director | Term expires 2024
 - **New accountant update** – On 3/31 we were notified that our accountant would no longer be servicing our association effective 4/30. We researched multiple companies and received multiple proposals.
 - Selected a new firm - HMI.
 - All members should have received a mailing with information on how to set up an account and update any information.
 - Dues can be paid online or mailed. HMI will also assist with collection of late assessments.
 - They have a new mailing address for annual dues and new phone number for questions. HOA Website is updated with the new information
 - There was a question about the required account number on the registration page. You can enter LDS or 1234 into this field. It is not supposed to be required – they are working on correcting. You will be given your account number once you complete the registration.
 - Some homeowners didn't receive their packets – see Rachel after the meeting to receive HMI contact information to register and update your contact information.
- **Treasurer's Update – Louie**
 - Louie introduced himself – will continue to partner with Bill Carlson and our new accountant to determine our finances.
 - Revenue Update
 - 2023 Estoppel and late fees collected totaled \$4.4K so far
 - There are still a few outstanding 2023 assessment fees being collected-the new accountant will start their collection process ASAP
 - Expense Update
 - 2023 YTD Actuals were favorable \$2.3K to budget primarily driven by decreased office expense and grounds expense.
 - Current 2023 forecast has \$34.6K in planned spending
 - Entrance replacement, island wiring and other miscellaneous ground upgrades are being looked into.
 - Balance Sheet
 - As of 7/20/23 the current available cash is \$81.9K (\$58.6K Checking and \$23.3K Savings)

- **Landscaping- Don**

- **Main Entrance Sign** - knocked down due to a car accident – board is trying to make a plan – lack of information and insurance from the driver – need to determine how to cover the cost of the sign
 - HOA has insurance – liability insurance but not property insurance. Doesn't cover sign
 - Working on collecting and reviewing estimates to see if the sign can be rebuilt – possibly another option to replace with shrubbery
 - Electric box was destroyed on that side – need to get estimate to repair electric
- **Palm trees behind signs** – T&M (our landscaping company) is responsible to trim those – it is upon request not part of the standard contract. We will ask Randy for an estimate to trim.
- **Retention pond mowing** –they are cut as needed since they don't grow as fast as other areas – now that we are in the rainy season, we will talk to Randy about cutting those more often. They were cut yesterday (7/21).
- **Irrigation issue** – homeowner submitted an ARB request to move fence – was within their property line so it was approved.
 - When installing the fence they hit a pipe – it is the HOA's pipe – it was put in the wrong place back when irrigation was installed years ago
 - HOA needs to cover the repairs and move the pipe.
 - West irrigation is now shut off until it is repaired – Randy will look into it – cap the pipe and probably re-route.
 - Need an estimate of cost before we proceed
- **Plants and landscaping** – board had approved plants for all 4 signs – paused when the sign was hit – we have now resumed work on the existing 3 signs – plants will be easy to maintain ground cover

- **ARB update – Brian**

- Meetings are every other Monday – at 6pm (last meeting was 7/17)
- All residents are welcome to join us via Teams- no invite required just follow the link at ldshoa.org
- YTD, we have reviewed 35 ARB requests
- ARB is working on an updated proposal for house paint colors – hope to have proposal ready to present to the board at next quarterly meeting or annual meeting.

- **Compliance/Violation updates – Rachel on behalf of Phil**

- Phil has completed a compliance walk recently. We are in the process of sending out another round of notifications.
- Some trees are growing over the roads which can cause an issue for larger vehicles. Checking to see if the county has any jurisdiction to cut those.
- Fence in question that faces Ronald Regan – ARB has been submitted for new fence.

- **New Items of Business:**

- **Main Entrance Revitalization Project** – This was discussed earlier. Would like to propose a committee be formed to research options and come up with a proposal for the board. Anyone interested in participating in this committee can email ldshoa@ldshoa.org. We will put you in touch with the committee leaders.
- **Electric Improvements to main entrance by traffic light** – we originally received proposals to add extra electric to the island and expand electric at that entrance.
 - Rachel motioned us that we approve the proposals and include that in the electric repairs from the damaged sign.
 - Meredith proposed that we hold on approving the proposals until we know how much the electric repairs will cost.
 - Asked that the sign committee get quotes to repair electric and expand the existing electric to the island.

- **Signs for Special Events** – Louie proposed we purchase re-usable signs for future meetings and events. All directors voted in favor.
- **Garage Sale date** – Saturday October 14th was selected for the next garage sale
 - It was previously requested that the fall garage sale happen in October instead of November.
- **Next Meeting** – next quarterly meeting will be in late September – we will reserve the room and post the date. The fourth meeting will be the annual meeting in November.
- **Elections for Director seats**
 - This year we will have three seats up for election.
 - Anyone interested in running can submit their intent to run and a one page resume via email to Meredith Tefteau or mail to the PO Box.
 - Resumes must be received by September 25th to be included on the ballot.
- **Insurance Bills** - We received both annual insurance bills. Rachel motioned to pay the bills. Don seconded. All directors approved.
- **Review of Annual HOA Fee Assessment** – Due to increasing expenses we have discussed reviewing our annual assessment amount and possibly increasing.
 - Our accountant costs have doubled due to the change in provider.
 - We have met with a few landscaping companies to request estimates – the costs are significantly higher than our current expenses. T&M have not raised their costs in a very long time, but their expenses are increasing as well.
 - Other expenses are increasing year over year (storage unit, insurance, etc).
 - We have enough in our current budget to cover our operating expenses with very little remaining for improvement projects or unexpected costs (i.e. sign repair)
 - Rachel proposed we increase the annual assessment amount to \$350 per year.
 - Don expressed concern that this was too high of an increase. Many members in attendance agreed.
 - Debra proposed we increase the assessment amount to \$300 a year and re-evaluate next year. Don seconded. All directors in attendance voted in favor.
 - New assessment amount of \$300 will be included in the 2024 proposed budget. This is effective for the 2023-2024 assessment, due November 1, 2023.
- **Old Business items still outstanding**
 - New lawyer for next year's retainer – still looking into options
 - Security Cameras - is this possible? Phil to follow up on options and costs
- **Open Forum** – floor opened to the homeowners that signed up to speak
 - Frances – questions were answered during the meeting. Nothing additional to discuss.
 - Karen – questions were answered during the meeting. Nothing additional to discuss
 - Rosalinda – questions were answered during the meeting. Can we add the garbage pickup information to the HOA website. Link to Polk county? Rachel will make sure that information is added.
 - Don – Asked about holding homeowners accountable for upkeep of their homes. Rachel shared an overview of our compliance process. We do have a compliance committee – currently Phil is doing a lot of it on his own. We always welcome volunteers – please let us know if you are interested in participating.
 - Sheila – Main entrance sign question – is there a way to get restitution. Also asked about late dues – is there a penalty or fee that we are able to collect? Rachel shared that there are late fees applied for overdue assessment payments.
 - Debbie – volunteered to work on compliance with Phil. Asked about consequences for houses that aren't compliant. There are other neighborhoods that levy fines. Rachel recommended the compliance committee research fines and present a proposal. We can then review and take it to the members for a vote.
- Meeting Adjourned at 11:00am