

Loma Del Sol HOA Quarterly Board of Directors Meeting

March 30, 2024 – 10:00AM - Polk County Sheriff's Office

Directors in attendance: Louis, Debbie, Rachel, Brian, Don and Kim

Directors not in attendance: n/a

- Pledge of allegiance
- Louie calls meeting to order at 10:07am
- **Reminder** – this is a meeting for the board directors – homeowners are welcome to attend and observe but cannot contribute to the conversation until the open forum at the end.
- Rachel read the minutes from the last quarterly meeting in November and emergency meeting in February.
 - 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 motions to approve the minutes from last meeting. Brian Seconded
- **General Updates – Louie**
 - Open Board seat - submit intent and resume to PO Box or LDSHOA email
 - Welcome Kim officially!
 - Issues with email in February - letters of compliance extended 30 days due to the issues
 - 75% complete with electrical at entrance - working with Duke now - hoping to be back up and running by Memorial Day
 - One (1) director seat is still available
- **Treasurer's Update – Rachel**
 - Review of financial statements
 - Heard from HMI accounting firm last meeting - they are collecting dues and monitoring overdue accounts
 - Still have 2 bank accounts (HMI and FAIRWINDS) Hoping to consolidate by the next meeting
- **ARB update – Brian**
 - Meetings are every other Monday – at 6pm (last meeting was 3/25) Next meeting April 8th
 - All residents are welcome to join us via Teams- no invite required just follow the link at ldshoa.org
 - Newest form on website - please check for most up to date form
- **Grounds & Landscaping – Louie**
 - Irrigation issues still being addressed
 - Irrigation on east end of property not working - doing work on it this week to identify problem - hoping to have it up and running this month (April) - Thank you Don and Rick for your help
 - Purchased new sign for the park with the rules - other one was vandalized - cost \$164
- **Compliance/Violation updates – Louie**
 - Since January sent over 100 letters of concern - thank you to everyone for the good response to those
 - Current system is working – we are proposing new fine system later in the meeting
 - If anyone needs help to address violations - please reach out to the board - some neighbors have volunteered to assist those that need it
 - Don will be starting to help manage the compliance process
 - Palm trees are big issue right now

- **New Items of Business:**

- Dead Bushes along Ronald Reagan - have been progressing - two proposals - 1 for dead bush removal, trim 4 oak trees along road, 1 palm tree along property line. \$9,000 Proposal 2 Just dead bushes \$6,500 - Briggs was only company that responded - reached out to many companies - Debbie wanted to reach out to other companies and try to get additional quotes - Rachel asked what the risk to waiting on this task - Louis asked Don for insight - Dead bushes continue to be dead. Not sure why some are dying and others are thriving. No harm to keeping them there but they look awful. Louis recommended pro Rachel motioned approving proposal 2 - Brian seconded 5 For 1 against.
- Gazebos in park - there is carpenter ant damage and rot - Don did a temporary fix, but will need to get repaired - it is a hazard - Whole gazebo shouldn't need to be replaced just parts - We will need to get estimates and get it done sooner rather than later - Debbie volunteered to get estimates.
- Ground Maintenance Quotes - don't have final quotes - table until next meeting - Current landscaping contract has expired - he is still working and honoring current contract but have gone to RFP with existing and other companies
- Fine Policy for Compliance - Directors reviewed proposed fines process - Would be managed by board/compliance committee - fines would be put in place after 3rd notice before lawyer - Louis read the document - Opened the floor for this matter only - recommendation to have them sign and return the notice - question about possibility of other delivery options (electronic, etc) to avoid additional postage cost - suggestion to add the postage cost to the fine - if delivered electronic you can add a read receipt.
- Next Garage Sale Date - Fall Date October 5th - Spring Date - April 27th. - moving forward first or second week of March and October

Open Forum

- Rosalinda - Wrote a letter in reference to the late fees and estoppel fees - received an answer from President - Didn't know that new accounting firm kept the estoppel fees where the previous accountant didn't - that's less money to the HOA - all accounting firms keep the estoppel fees so it wasn't an option. There are some in the neighborhood who can complete the forms so the HOA gets the fee - Louis said we can explore that option - Anyone interested reach out to the board.
- Peggy - Front entrance - what is going on with the sign - Randy ripped out all the bushes - we are starting from blank slate - Not going to replace the sign there - get some landscaping and grass instead of signs. Focus on landscaping behind the existing sign. Can we trim the trees that are on the island?
- Lizbet - Landscaping at the entrance - can we change them out for each season? Made some suggestions for plants and trees. Communication - is there a way to communicate updates and when work is being done so interested people can volunteer - Louis has been looking into text alert options for those who opt in. Question about ARB - she will offline with Brian
- Arvin - New owner on Via Del Sol (1 year 3 months)- Didn't receive initial HOA dues bill - Had been waiting for it - received late notice for \$600 - Rachel will research with accountant and circle back with him
- Meeting Adjourned at 11:11am