



Loma Del Sol HOA Quarterly Board of Directors Meeting

September 20, 2025 – 10:00AM - Polk County Sheriff's Office

www.ldshoa.org

Directors in Attendance: Louis Karellas, Debra King-Ferro, Rachel Carlson, Kim Keller, and Don Oakes

Meeting Opening

- Motion to open the meeting called by Louie at 10:10 a.m.
- Pledge of Allegiance
- Kim read the minutes from the last quarterly meeting

General Updates - Louie

- Cochran's Pressure Washing has been washing our curbs at entrances
- Street lighting – no response from anyone yet as to status
- Board members need to pursue their continuing education by end of year for certifications
- Roberta did not take course to get certified, and a motion was made to formally remove her from Board – all in favor of motion
- Don and Rachel's seats are up this year.

Treasurer's Update - Rachel

- Rachel went over the spreadsheet with financials.
- August expenses are lower due to delays in landscaping.
- On track to be on budget by the end of the year.
- 2025-2026 mailings sent out
- Assessment fees are still \$300 – payments due November 1st
- Payments may be mailed in or sent online.
- Leins were sent out to those homes who did not pay assessment fees.
- Great shape to end year financially.

ARB Update – Rachel

- Meetings are every other Monday at 6 p.m.
- All residents are welcome to join via Teams – just follow the link

Grounds and Landscaping - Louie

- We have a new contract with RightWay and they are doing a great job.
- RightWay's contract is \$66,000 annually which frees up budget to do more landscaping for new trees, etc.

Compliance - Louie

- 233 Via Del Sol went up for auction on September 9th – went for about \$200,000 but is now in limbo as to status due to unforeseen issues.
- We have asked for a bid for landscaping 233 Via Del Sol property, but have not received a quote as of yet.

New Items of Business:

- We are going to delay the proceeding of new signs at entrances for now.
- Community Garage Sale is next Saturday the 27th of September.
- Annual Meeting is November 1st at 10:00 a.m.
- Currently revamping communication and community members can opt to share their email and phone numbers to receive text and email communications from HOA
- Street paving – Ronald Reagan is forecasted to be resurfaced in 2027, county will reevaluate our roads around the same time to add to list.
- 2025 elections – 3 vacant seats

Open Forum:

- Community member said that we should look at our HMI payment portal and LDS HOA website as it may need to be more secure. We will be addressing this with Lorie from HMI ASAP.
- Requesting Lorie from HMI be at the November 1st meeting.
- Question as to what the status is to the handful of properties that are failing to being kept according to compliance. Assured that the properties are being addressed and it is a process.
- Light Up Loma Del Sol will happen again this year. Anyone wishing to help with Christmas decorations is welcome. Suggestion of cookies and some type of event in park was brought up but need to have someone look as to if a permit is needed.
- Rental property questions - you must rent for a minimum of 6 months, and you must send to the Board that your property will be rented.
- Board to look for an app to help with notetaking to have consistent and seamline notes. Apps are available and we will try to record the next meeting in Teams. Wi-Fi may be an issue but may be able to use a mobile hot spot.
- Check into the Manage My HOA app as well.

The meeting was adjourned at 10:51 a.m.