

# Leilani Heights HOA Minutes May 6, 2020

Called to order at 7:03 p.m.

Present: Gil Smart (President), Katie Wich (Secretary), Maria Beckwith (Violations), Frank Boland (Treasurer), Susan Paresi (Member)

Absent: Jennifer Goodman (Vice President), Mark Tamblyn (Member)

Guests: Jack Wich, Lisa LeBrecht, Susan Eilenberg, Gretchen Kasper

Review of February meeting minutes- passed unanimously

## Treasurer's Report

1. Current account total: \$105,982.
2. June's FPL bill is expected to have a 30% discount as part of stimulus plan.
3. Frank received the LHHAO debit card, stamps purchased.
4. Insurance price has risen \$2,100, this is the best rate at this time, and we will continue to shop for better rates next year.
5. 353 residents have paid dues. 47 have not. Frank would like to send a 2<sup>nd</sup> letter to the 47 unpaid residences with a "Final Notice" stamp. Also to send W\*\*\*\*\* a final notice.
  - a. Katie agrees. Maria suggests a strongly worded letter. Gil agrees, to be on LH letterhead. Susan has a copy to send to Gil.
  - b. Frank and residents have suggested an electronic bill pay option next year.
  - c. White Pages service (\$13/month) can be used to find owners with unpaid dues, unpaid violations, etc who we can't seem to get a hold of.
6. Katie has been reimbursed for paint/supplies for the Free Little Library.
7. In the past, LHHAO donated \$200 to the church who allowed the HOA to use their space for a meeting.
8. Nature's Ground has been hired to mow the old water treatment plant on 24<sup>th</sup> street near the playground.

## Secretary's Report

1. Katie motions to make a donation of \$200 to Trinity church for their hospitality for March's meeting. Susan 2nds. Passed unanimously.
  - a. Original donation suggestion was \$100 before realizing past donations were \$200.
2. Free Little Library- new plexiglass installed, new latch installed, new books, and new paint.
3. 21<sup>st</sup> Ave park to be advertised on Facebook and the electronic sign.

## Violations Report

1. Maria sent e-mails with pictures of a variety of violations. 6 addressed have been notified repeatedly with no action taken by homeowners. Gil states to move forward with fines. Maria agrees. Susan motions to send a certified letter with the violation fine. Maria 2nds. Passed unanimously.

2. If a resident wants to appeal their violation fine, an appeals board is established with a resident from each phase.
3. Maria is seeking clarification of who is responsible for fines of rented homes- only homeowner, or homeowner and renter? Gil will ask the attorney.
4. Idea to have the county install a “No Parking” sign on 15<sup>th</sup> Dr so county vehicles have their spots back for maintaining utilities.

#### President’s Report

1. Old business
  - a. Old water treatment plant- to be mowed by Nature’s Ground. Awaiting estimates from 3 tree service companies for clearing and cutting back trees.
  - b. LH owns the playground and Gil will re-do caution tape during COVID19 restrictions.
  - c. Gil will contact the county to ask about the open utility gates at the old water treatment plant.
  - d. Gil asks Maria to get copies of any violation letters of residents who have been fined.
    - i. In the recent past, a property with violations sold without an estoppel. We cannot collect money because there is no official written documentation of the homeowner being fined. We need to follow up more closely in the future. We also cannot collect the estoppel fee since it was never completed.
  - e. W\*\*\*\*\* owes over \$5,000. Deal was offered- pay \$2,500 upfront and remaining balance over 12 months. W was suppose to sign 1<sup>st</sup> payment, and we haven’t heard from the attorney. Gil states we should allow the attorneys to move forward, Maria and Susan agree.
  - f. Emergency exit- we would like D.R. Horton to provide us a summary of what they propose to do with the emergency exit gate/lot, and upgrades to the lift station. Susan motions to send this information out to Phase II before the vote to change the bylaws. Maria 2nds. Passed unanimously.
    - i. Horton will pay for the mailings. 2/3 of Phase II has to vote yes (97 residents) to change the bylaws to allow for the emergency exit.
2. New business
  - a. Benches by the elementary school need to be painted. In the past, HOA paid for paint and resident volunteered to paint. Maria motions to put on Facebook seeking volunteer(s) to paint. Susan 2nds. Passed unanimously.

#### Vice President’s Report

1. None

Meeting adjourned at 8:19 PM.