

Leilani Heights HOA Minutes August 22, 2020

Called to order at 12:28 PM.

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

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

Review of July meeting minutes. Susan motions to accept, Maria seconds, passed unanimously.

Phase II Vote for Emergency Exit Proposed by DR Horton

- Residents turn in their voting/proxy forms
- Floor open to residents for questions, comments
 - Wishes the letter was on Leilani letterhead and envelope
 - Only wants the land to be used for emergencies
 - Wants to see an approved plan
- Gil explained the new development needs 2 entrances/exits as safety mandate for newer neighborhoods
- DR Horton doesn't own the LH property yet- it's privately owned, and the owner owns the land behind it too
- The exit, if passed, will not be a public road, so set-backs are not applicable. Exit will be gravel, and with a fence- details in the mailing. Everything they do on the lot has to be approved by the county, and no one can do anything with the land unless it's approved by LH first- hence this vote
 - The lot is for more than access? Utilities too?
 - Yes. The county is requiring them to upgrade the sewage lift station, which ties into our sewage system, and so those in the vicinity will benefit from the upgrades
- DR Horton may have another option for their emergency exit by the railroad tracks
 - Why is the board assisting DR Horton?
 - We're not, we're assisting the HOA. There are benefits of the emergency exit to the homeowners, so it's up to phase II to decide if the benefits are worth the change.
 - Homeowners want to talk with DR Horton to get more information, and also talk with the land owner
- Not enough residents voted for the vote to be valid.
 - Resident discussed other communities upgrading lift systems to upgrade water quality.

- A committee was formed to get more information from DR Horton, should DR Horton want to pursue this. Committee volunteers include: David C. Taylor, Robb & Robynn Barry, Tim Utt, Marcee Jones, Ellen Broderick, and Gary Phipps

Katie motions to adjourn the meeting, Susan seconds, passed unanimously.

Meeting adjourned: 12:57 PM

Next Meeting: TBD