

Leilani Heights HOA Minutes April 7, 2021

Called to order at 7:04 P.M.

Present: Gil Smart (President), Jennifer Goodman (Vice President), Frank Boland (Treasurer), Katie Wich (Secretary), Jim Kasper (Violations), Susan Eilenberg (Member)

Absent: Steven Robkin (Member)

Guests: None

Review of March 10, 2021 meeting minutes. Jim motions to accept, Frank seconds, passed unanimously.

President's Report

- Gil will send Katie information on Google Transcribe app for help with meeting minutes

Vice President's Report

- Interested in a community yard sale
 - Will post to Facebook Parent's Page to gauge interest on May 15th
 - Then announce on HOA Facebook page and front sign

Treasurer's Report

- Current account balance: \$104,707.14
- Dues payments continue to trickle in; business is as usual
- Would like estoppels to be transferred into the money market account quarterly instead of transferred after each deposit; President approves

Secretary's Report

- No updates

Violation's Report

- Property management company has not been responsive to Jim nor Gil
 - Jim is awaiting violations reports & the contract; Gil- what other services they offer
 - We're paying \$1,000 a month- what does that cover?
 - Jim will contact the owner; find out when the contract is up
 - If unsatisfied with their service, we can look for another property management firm
 - Jim suggests not having a property management company at all
 - Gil states needing to enforce the declarations that upkeep resident properties
- Took the certification course for HOA Board Members
 - Jim and Gil agree we need to follow the law

Old Business

- Final land lock is still in process of transfer to abutting homeowners
- Windecker's historical debt ledger was e-mailed to the board
 - After 10 years of payments accrued, board is unwilling to forgive the debt
 - Board is open to reducing monthly payments, not amount owed
 - Suggestion to reduce payments by 25% from \$300 to \$225 per month; continue interest of 1.5% per month
 - Jim motions, Katie seconds, passed unanimously
- Gil will write up the next newsletter
 - Susan agrees to stuff, stamp, and mail the newsletters/envelopes
 - Topics to include: wanting community feedback on what to do with the old water treatment plant site, being polite/respectful neighbors, the upcoming emergency exit, construction of the new JBE
 - Future topics: gardening, welcoming a new neighbor/family
 - Frank proposes that the quarterly HOA newsletter partner with his real estate business reports to split costs of postage/envelopes
 - Gil will ask attorney if it would be a conflict of interest
 - Other realtors/entrepreneurs may be upset they weren't offered the deal
 - Gil will write up and email a draft of the newsletter to the board
 - 2 sided, some graphics, informational, similar to past newsletters
 - Susan will look into bulk mailing to cut postage costs
- Landscaping discussion
 - Greenmark Land Care- big operation, many references, professional, \$22,830/year
 - Sunshine Land Design- no response on references, \$21,840/year
 - Nature's Ground- current company, reduced quote from \$27,000 to \$23,976/year
 - Sunshine Land Design (SLD) is \$2,136 cheaper/year
 - Leaning toward SLD
 - Will ask if they'll fix their price for >3 years, and give us an out if we're not satisfied with their service
 - Frank will ensure SLD is informed of entire property boundaries
 - Jim motions to move forward with SLD, Susan seconds, passed unanimously

New Business

- When to return to in person meetings?
 - Consensus is June; in-person & Zoom options
 - Katie motions, Jim seconds, passed unanimously
 - Require masks
 - Gil will see if the fire station is still available; will also check with JBE
 - Does either offer wifi for Zoom option?

Next HOA Meeting: 5/12/21 @ 7:00 PM on Zoom

Meeting adjourned: 8:12 PM