

## **Leilani Heights HOA Minutes May 12, 2021**

Called to order at 7:02 P.M.

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

Absent: None

Guests: Lorie Blackwood Lorch, Ed Lorch, Ellen Broderick, Casi Farrar, Andy Parmalee, Christopher Haney

Review of April 7, 2021 meeting minutes. Steve motions to accept, Jennifer seconds, passed unanimously.

### President's Report

- Police were called to the park to investigate a kid's bike thrown into a tree, and a suspicious red liquid later determined to be an energy drink
  - Different residents have been complaining about loud and vulgar teenagers ruining the park; parents can't take their kids there anymore
- Police were called after a dispute between neighbors ended with a man firing his shotgun into the ground
  - He has been arrested and charged with multiple felonies
  - It's an ongoing investigation, not all information is released
  - It is suspected this renter has been causing problems for some time, and Gil has contacted the attorney to explore the HOA's options
    - Susan wants the HOA's vague restrictions to be specifically re-written, especially in regards to renters
      - This has been discussed in the past, with much disagreement about what to do, if anything
- Broken fencing and bench at the park need repairs
  - Gil suggests hiring a handyman, with preference to a resident
  - MCSO suggests installing surveillance cameras at the park and entrance to the neighborhood
    - MCSO can send a patrol car around the park 1-2x a night
    - Can also send someone to discuss crime prevention with homeowners
- Creation of a Parks Committee to examine the problems and potential solutions at the park
  - Committee members: Susan Eilenberg, Andy Parmalee, Steve Robkin, Ellen Broderick, Jim Kasper

### Vice President's Report

- Residents on the FB Parent's Page have suggested creating a space for teens to hang out; perhaps then they'd leave the park alone
  - HOA has the land with the free library, but it's not lit at night & surrounds backyards
  - Old water treatment plant site could get benches and lights

### Treasurer's Report

- Account Balance: \$92,412.57
- Paid almost \$8,000 to insurance
  - With rising rates and acquisition of the park, this is a \$2,500 increase
- New landscape company has started, HOA is saving money there
- Few residents are behind in payments; others are paying, including Windecker

### Secretary's Report

- No updates

### Violation's Report

- Could not get in touch with Myesha or Susie from Coastal today
- Reviews of Coastal were emailed to the board
  - Complaints: they're not responsive
- Mike was licensed; can't find if Myesha is licensed

### Old Business

- The board is unsatisfied with Coastal property management
  - Jim will find out if we have a contract; Gil suspects we do not
    - Jim will update the board after speaking with owner Susie
  - Jim suggests not having a property manager; Gil disagrees
    - To be discussed another time
  - Previous Coastal employee Mike gave Frank some recommendations for other property management companies
    - Frank will email those to the board
- Newsletter went out; thanks to Gil, Susan, and Jim
  - Residents responded with positive feedback and appreciation
  - Discussed buying bulk mailing permit for \$225 a year
    - Susan will get with Frank to pay for the permit
  - Could fold newsletter in such a way to print it with return address and postage
- Survey went out to see what residents want the old water treatment plant site used for
  - Received 2 mailed responses so far
  - Survey Monkey caps the number of responses you can see for free at 40
    - We have 50 responses, with more likely incoming
    - \$99 to upgrade account- unsure what we get aside from seeing all responses
      - Susan motions to upgrade, Steve seconds, passed unanimously

- Most popular votes: pavilion, covered structure
  - Next popular: dog park, outdoor fitness equipment, community garden
    - Some residents also stated dog park as worst option due to liability/insurance, owners not cleaning up poop
    - Some residents want a space for teens
  - Least popular votes: sell the land, community building
- Several residents stated not wanting HOA dues to increase
- Average age of respondents: 35-44 years old
- 1/3 of respondents have lived in Leilani less than 5 years
- Fall newsletter can share survey results and cost for top voted projects
  - Ask if residents would like to deplete HOA reserves, raise HOA dues, or pay a special assessment for the project
- Survey is posted on electronic sign, FB page, webpage, and in the newsletter
  - Gil will post survey to NextDoor
- Community yard sale happening this Saturday, discussed advertising on FB pages
- In person meetings: plan to resume in July
  - Fire Station space is still available, but is small
  - Gil will reach out to JBE to see if a larger meeting space is available
- Frank asks Gil if attorney has responded about rental restrictions
  - Gil is first wondering about the renter who's allegedly been a consistent problem- what can we do?
  - Gil would like the HOA to know which properties are being rented, and have contact information for the homeowner and renter
  - Gil will reach out to attorney and ask what other HOAs do for renters, to discuss next meeting
    - Ideas: rental applications, new homeowners cannot rent for 1 year, agreement for renters to abide by restrictions and owners to also be held liable

### New Business

- Susan suggests getting an email database of residents
  - Can ask when residents pay annual dues, or when the next newsletter goes out
  - Jen proposed mass text messages or voice messages like the schools do
- Andy states there's a broken fence and bench at the park needing repair; trees need trimmed
  - Gil will look for a handy man and ask landscaper to trim trees
- Christopher was on another HOA board and helped with surveillance camera installation, offering to help Leilani, give information. Will message HOA on FB
- Casi states the kids at the park use to hang out at JBE playground, and migrated to Leilani's playground since the JBE playground is closed

Next HOA Meeting: 6/9/21 @ 7:00 PM on Zoom

Meeting adjourned: 8:26 PM