

Leilani Heights HOA Minutes June 9, 2021

Called to order at 7:06 P.M.

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

Absent: Jennifer Goodman (Vice President)

Guests: Andy Parmalee

Review of May 12, 2021 meeting minutes. Susan motions to accept, Steven seconds, passed unanimously.

President's Report

- Handyman fixed broken fence slats and rotting posts by the park. A park bench had cracked footings so it has been removed. Total cost \$1,158.
- HOA got 89 responses on the survey about the old water treatment plant site.
 - Top 3 best fit votes: dog park, pavilion, open space.
 - Top 3 worst fit votes: sell it, community building, dog park.
 - Sell some of the land to fund a project on the rest: no- 59%, yes-17%, not sure- 24%.
 - Find out how much each option costs, then ask the community how to pay for it. Deplete reserves? Special assessment? Increased dues? Income generating option?
- HOA has received several complaints from residents about a Pitbull Shar Pei mix jumping the fence and allegedly attacking another dog, an elderly female, and an elderly male. Looking into reports to Animal Control.
 - Repeated behavior of the dog escaping would fall under the nuisance violation. If the dog bites a person, animal control should be called. HOA should document complaints received from neighbors. HOA can start by sending the owner a violation letter that the dog needs to be contained and controlled. If the dog continues getting out, the board can move forward with additional measures.
 - Attorney states we do not have to send 3 letters before taking action.
 - Susan motions to write a letter to the homeowner, Jim seconds, approved unanimously.

Vice President's Report

- No updates reported.

Treasurer's Report

- \$92,957 in the account.

- All estoppel fees are going into a money market account. 10 homes have sold since that meeting, so \$2,500 will be deposited into that account.
- Windecker continues paying on time.
- A resident's check for HOA dues bounced. This costs the HOA \$12.
 - Katie motions to charge the homeowner for the fees associated with the bounced check, plus any interest that's accrued; Frank seconds; passed unanimously.

Secretary's Report

- No updated reported.

Violation's Report

- HOA property management representative Myesha was unresponsive for a while. The owner Susie will be our new representative.
 - She's been instructed to drive around the neighborhood and send a weekly report on which houses need attention. Susie went out of town and did not send the report.
 - If Susie is not responsive in the next few weeks, we will move forward with consideration of other property management companies.

Old Business

- Security cameras at the park: installation would be fairly simple at the front of the neighborhood (has electric), but would be a big job by the park (no electric). Additional costs include video storage.
 - Andy reports there was a bad night with fireworks and lots of noise. JBE playground has since opened back up, and the problem has resolved. Andy had also talked with the teens about being respectful at the park and it seems to have worked.
 - Consensus is that it's not a problem at this time anymore.
- Question: Did we make any progress/talk with attorney about applications for new owners/renters? Answer: no.
 - HOA would like information on renters for communication. Rental applications could generate income. Will keep in mind but not pursue at this time.
 - Discussed addressing a problem head on (specific renter/homeowner), rather than changing the Declaration of Restrictions about the issue.

New Business

- Park needs repairs, and the HOA has been unable to find a playground maintenance specialist. Neighboring HOAs have not responded about who they use. Gil will ask the attorney what we can do to reduce liability and hassle.
 - Idea of asking our property management company to maintain the park, or find someone who will. Idea of contracting with the county to take care of it.
- Proposed a Crime Watch meeting for LH in lieu of July HOA meeting. Rent JBE cafeteria for 2 hours, \$80. Will coordinate with the sheriff's office and JBE to find a date that works.
- August HOA meeting: fire house is small but free. JBE costs \$40/hr. American Legion, find out cost. Tentative meeting in person in August.

Resident comments

- Andy: A few families have asked about a family night at the park. What can we do there? Water slide? Bounce house? Gil will ask attorney.

Next HOA Meeting: August TBD at 7:00 PM on Zoom and in person

Meeting adjourned: 8:36 PM