

Leilani Heights HOA Minutes March 9, 2022, page 1 of 3

Meeting called to order at 7:00pm.

Present:

Gil Smart, President

Katie Wich, Vice President

Jim Kasper, Violations

Frank Boland, Treasurer

Steven Robkin

Susan Eilenberg

Peter Eilenberg, Secretary

Minutes from February HOA meeting approved.

Guests: Jack Wich, Nicole Ohayon

President's Report

3 estoppels since last meeting. Park report has been shared with the board members. There's no real authority to enforce the rules on the sign regarding dawn to dusk, but Gil will run it by the attorney to weigh in on the wording and then get the sign ordered.

Vice President's Report

The automatic response from the Leilani Heights email has been updated to remove the property management company contact. Peter still needs access to update the HOA Facebook page. Gil will follow through with enabling his access.

Secretary's Report

Needs access to post on Facebook.

Treasurer's Report

Main account balance is \$113,093.35

Reserve account balance: \$24,752.14

Dues deposited so far: \$45,963.

Just over 300 have paid. Approximately 15 homeowners are expected to be non-payers.

Some discussion RE pros and cons of pursuing the non-paying owners. Frank will make a list of non-payers from the spreadsheet in a future meeting for the board to discuss sending a letter explaining the accruing of \$27 annual interest, so it's understood and hopefully to invent regular payment rather than just paying when they sell.

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Violations

A couple of houses have been pointed out as eyesores. Jim is watching and waiting until the dry season is over.

The county is working on the sewer line and trucks and dirt piles have been seen. It would be good to know what specific improvements are planned, and a good topic for the upcoming newsletter. Gill will reach and to find out.

Old Business

Park & Playground Repairs

Previous report was forwarded including photos; \$7,000 has been tabled for things that should be done like replacing the swing, some corrosion, etc. Discussion. Gil suggests to put-off repair decisions until the next HOA meeting on 4/13, at which time what is critical will be decided. Motion to wait is approved.

FPL Lighting & Cameras at the Park

Jim connected with the contact, Ed, who says the pole behind can be workable. Different lighting methods were discussed, and it appears a 15,000 lumens flood light, pointing down and facing the playground will work best for our purposes. It would cost nothing to install and an estimated \$15 monthly in usage. The location of the flood light would be above the transformer and behind the trees. It would be activated like most streetlights, dawn to dusk. There was further discussion about light brightness and protection provided. Choice can be made at the 4/13/22 HOA meeting. Consensus is it's a good idea, overall. FPL will look at it and get back to Jim.

Spring Newsletter Topics

- 1)Infrastructure Work
- 2) Light at the Park.
- 3) New HOA board as welcoming, w/transparency...Peter suggested to also put this idea out on the Facebook page, inviting more participation
- 4)) Update on the school construction.
- 5) Seeds and native plants for butterflies

Plan is to write some articles for next month to try to get it out in April or May, aiming for 2 newsletters annually.

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Insurance

Commercial and general liability policy increased in price, as we knew it would. It went up from \$5,698.35 in 2021 to 7,535.85 in 2022.

New Business

New board members need to read about HOA rules and bylaws and then sign a form to confirm awareness. It's good for 5 years. Secretary to keep track of it.

Violations and Laws. Most of the properties in our neighborhood are well kept. Lawns do look bad this time of year due to lack of rain, but there's also the problem of profoundly unkempt yards. The vehicles parked on lawns prevent sod from being kept in shape, which is an underlying rule. It's suggested that by June, these property owners begin getting contacted for not maintaining. One option is to eliminate sod and put down rocks for parking. But at this point, it's important to make sure we're staying vigilant. Some discussion about whether the renter or homeowner is responsible for the blight. Short-term rental of properties by brand new owners via Airbnb or VRBO is allowed but not encouraged.

Frank is suggesting that the water treatment plant's former land, 3 acres+, might be subdivided to sell a few lots to a developer. Some initial costs like \$50k would be an estimated cost for environmental check, but maybe earn \$100k per parcel (\$300k) at the front of 24th Street. Rear still exists as open land. Discussion: past survey resulted in people wanting to use the land for different functions, possibly because it wasn't made clear that possible new houses would need to be part of the HOA. Frank will find out what would be involved to divide and develop some of the lots, keeping the spare land for potential future uses. No need for decision soon.

Resident Comments

It was mentioned that a new owner on 16th Court wasn't aware that the HOA exists. It's suggested that we have a better system to communicate with new owners. This is unusual because estoppels would have been part of closing documents.

Next Meeting planned for April 13, 2022

Meeting adjourned at 7:59pm

