

HOA EXECUTIVE BOARD MEETING

APRIL 25, 2019

PRESENT

Terry Morton, President
Wayne Saxon, Vice President
Maria Trujillo, Secretary
Mary Prados, Treasurer – conference call
Vivien Valdes-Fauli, At Large

FINANCIALS

Bank balance as of 4/25/19 is \$\$15,175.44

Financials were not available and will be submitted at a later time. Yearly HOA accountant performance is being reviewed. We are looking into the possibility of other financial bookkeeping options available to us.

The 2019/2020 HOA dues billing will go out at the beginning of May 2019.

Most 2018 special assessment fees have been paid. We still have a few outstanding.

Collection of past HOA dues has been successful. There are still a few that we will continue to pursue via liens, foreclosures etc.

Some HOA revenues lost. Properties were sold in an auction by the Tax Office. The tax office does not honor any outstanding fees, liens or foreclosures.

SECRETARIAL

We will continue to maintain good communication with our community via email. A communication will be sent out to advise owners of the upcoming HOA bill as well as the road damage and road closure caused by recent rains and flooding.

MAINTENANCE

An estimate of 65-70K was given by our road maintenance company to repair road and culvert damage due to storm and flooding. This does not include regular maintenance budget for the

roads. These are emergency situations caused by mother nature that required special funds to correct.

After assessing the various road problem areas a separate estimate will be provided for regular maintenance we can do to avoid future problems. The idea is to fix the ditch lines for proper drainage and exercise preventive maintenance.

All light fixtures have been fixed.

The club house has been experiencing water seepage that needs to be addressed. This has been an ongoing problem that dates back to past Board administrations. Part of the water seepage may be caused by water getting into the ground floor thru faulty doors. However, we need to have a professional assess the situation and give us an estimate of the cost to repair the water problem. This would be a separate issue that the cost to repair will most likely need additional funds to resolve and will not be part of the regular yearly maintenance budget.

Gazebos will be pressure cleaned due to excessive bird droppings.

Culvert by the trash bin in Rock Creek had to be replaced. Trash pickup truck complained the truck was sinking due to a faulty culvert and threatened to discontinue trash service if not fixed.

There is a lot of pending road maintenance upgrade projects such as mulching, putting some new plants at the main entrance and others that will be on hold until further funds are received.

PRESIDENT ITEMS

The HOA attorney will be consulted regarding certain legalities pending.

Penalties/charges for HOA members not maintaining homes/lots discussed.

There will be updates to the Website as needed.

MOTION

Motion to close meeting. All in favor. Meeting adjourned at 5:42 P.M.

Next Board meeting will be on May 30, 2019

