

Palm Lake Homeowners Association

BOARD OF DIRECTORS

MEETING MINUTES

9/29/2018 9:00 AM

Russ Carlson called the Board meeting to order at 9:08 AM

Board Members Present:

Purvi, Fred, Meredith, Russ

Additional Participants:

Ray Makkula, Mike Ketchum, Martin Crosley

Russ stated the governing rules around rentals

That all owners can rent and you can't sell to a buyer who isn't planning to live there

New palm lake resident after 2005 - can rent for less than 2 years and after 2 years can return or sell to buyer who lives there

Ray Makkula approached the board with a lease to purchase for moving into the Reckell's home

It is due to a delayed closing and a matter of a few days before they would close on the home

Russ motion to approve ray's lease purchase

Fred second

All in favor

Board approval of rays request is based due to the nature of the sale agreement (50K down)

Department Reports

SECRETARY

Approval of August meeting minutes

Russ motion

Meredith second

All in favor

ARB

House painting

- Gamble's house -they are not repainting entire house - just side where they did repairs
- Hajek - repainting entire house - replacing tree
- Joseph's – mailbox and tree replacement to be done

Roof cleaning - 3 homeowners interested sent contact info
Homeowners to call directly to schedule with company

OPERATIONS

SOD - prices went up to around \$4K with labor and prep and little grading

Minimal amount of dirt needs to be brought in

We will try to get Seville grass and probably need around 12 pallets - 400 sq. foot each - around 5K sq foot

Don't want to mulch around trees as it makes hard for landscapers

Timing - wait for it to cool off so we have a better chance of survival - mid October or before mid November

Removal of Palm Tree

Have invoice and we were able to get a good deal since landscapers were already here

Front entrance

Once we talk to movie people can see what they need for front entrance

We can make it look nice

Island - Don't need maintenance contract for island - have enough volunteers

TREASURER

August Financials- correction on other landscaping total - to \$2880 and balance \$1781

Purvi motion

Russ second

All in favor

Outlook for 2018 remaining funds -

- home sale surplus 1400 initiation fee
- over on gate - by 1100
- legal invoice and gate - can cover with all the budget (with home sale)
- saving \$500 on streetlights to apply towards those bills

2019 budget - Meredith will put together proposed budget with some adjustments from this year

Board input - leave money for gate under the general maintenance line item

OLD BUSINESS

Street lights

Mike Ketchum - regarding lights/electric work

Not all went back to where it was - island got messed up from electric work

Need to restore and maintain

Fred said will wait for electric work to be done will hire someone to restore island

One light is still blinking - Joe followed up and they're coming out to repair

Brightness is okay

Adding additional lights down the street - outside of our neighborhood, we don't have a say

Delinquent dues – Gamble house -

Follow delinquent dues process

We can ask for attorney (Dave Cohen) to put in writing what he would cap fees at

Legal invoices - bill from McCullough - credit of \$350

We need to choose diff attorney - don't use Neil anymore

We can use cohen -very reasonable

Pursue all delinquent accounts on Raffia and Gamble

Meredith motion to pursue collection from outstanding delinquent accounts and issue tenant demand letter to accounts indicating that payment isn't made in 30 days; subsequent letter with further action to pursue eviction

Meredith draft letter for board approval

Wall insurance - Scott Ziegler sent contacts to Meredith

Both want to quote all insurance needs to give wall insurance and still haven't heard back when we said we just need the wall

Meredith will request quote on entire portfolio

Gate - waiting on invoice

Filming of TV series - use money from maintenance that we have left over to make entrance look good for filming

Heslop house sale –

Mike Ketchum wants board to be firm with asset Management Company

To improve the house and put sod down

We can have dead plants removed and work with management company with letter

Pool is also a code enforcement violation

Now that we have settlement of account – we can have Katherine send letter from ARB to send Management Company and stress urgency and code violations

Address for company is on property appraiser website

Landscaping committee - covered island - will repair

Mike Ketchum said that maintenance of island was on volunteers to do once a month

Mulching will help

2003 Amendments

Amendments /covenant changes were board approved for better transparency/communication

Somehow the old amendments that were passed in 2003 didn't get filed with the county and wasn't realized until 2016 it hadn't been filed-

Amendments pertain to: notice of meetings, circulation of minutes, restrict board to move money between line items, limit assessment increases

Purvi can create a procedure to follow to document

Mike offered to help Purvi to file and figure out process

Orange County Gated Community Debris Removal Selection

Meredith – read the notice from county to review options

1. normal process each collect own and put by our homes
2. arrange for citizen drop off
3. place debris on public right of way outside gate - community has to find private to haul off
4. if no public right of way - contract

Selected option 1

Need a nomination committee for Russ' position

Will need 2 home owners - mike will be one of them on committee

Along with one board member (Katherine)?

NEXT MEETING November 3rd at 8:30AM