

PALM LAKE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS

MEETING MINUTES

OCTOBER 21, 2021

The meeting was called to order by President Ned Timmer at 7:18 p.m.

Board members present: Ned Timmer, Fred Lenz, Marty Crosley and Mike Ketchum.

Board members absent: Bhavesh Vekaria

Homeowners present: Steve Hunter, member, ARB

SECRETARY'S REPORT

Mike Ketchum presented for final approval the draft minutes from the Sept. 7, 2021 board meeting. Several minor edits were suggested and reviewed. A motion was then offered and seconded to approve the minutes with the suggested edits incorporated. The motion was approved without objection.

ARB REPORT

In the absence of ARB Chair Bhavesh Vekaria, Steve Hunter introduced for board discussion purposes a draft of a proposed ARB plan and upcoming communication to the PLHOA to address violations, including aesthetics, on a blanket basis throughout the community. A document summarizing a recent neighborhood assessment by the ARB of the specific criteria a Palm Lake home would be evaluated upon was also circulated for review. To assist the ARB in its work to develop guidelines, Mike Ketchum will share with Hunter the Planning Criteria previously approved by Palm Lake Boards in 2001 and 2007. In view of the recent streetlight installation, discussion occurred with respect to what should be the proper mailbox color – green or black. It was determined any mailbox painting decision would be deferred until the paint color issue can be discussed at the PLHOA 2022 annual meeting.

OPERATIONS REPORT

Fred Lenz reported the retention pond had been sprayed although some areas remain wet and will still need to be sprayed when the pond is drier.

TREASURER'S REPORT

Marty Crosley indicated he was still working on reconciling the PLHOA financials. He reported \$10,489.20 is still outstanding in the Special Assessment remittances for the perimeter wall repair work. Timmer indicated that Reserves would have to be utilized for the wall repairs until the outstanding money materializes. A meeting by Timmer with the Treasurer to further review the financials was slated for October 24th. Timmer further noted the board had previously approved \$150 monthly for an outside firm to assist in the Treasurer's function.

NEW BUSINESS

Due to continuing dissatisfaction with Palm Lake's current lawn maintenance vendor, new bids are being sought. Satisfaction was noted so far with the new chemical program vendor, Massey Services, following the recent dismissal of Pest Bear.

The focus next turned to Timmer highlighting a preliminary draft of the 2022 budget. Increases were seen in the categories of lawn maintenance, legal fees and reserves. As a result, the projected PLHOA 2022 budget would see dues increase to \$1,900 from \$1,650. Timmer also pointed out that there was a \$3,500 shortfall in the amount actually needed for the perimeter wall repair. Discussion followed with observations made that without a significant number of volunteers materializing to help maintain the recent landscaping improvements, the budget must of necessity reflect the need to continue to keep Palm Lake a premier residential community.

OLD BUSINESS

Ned Timmer provided an update on the recent streetlight installation project. Although the original streetlight installation plan had anticipated a net reduction of two of the current streetlights, it was discovered the installation vendors had actually installed by mistake the existing number. However, following a board assessment of the lighting, it was decided all the newly installed streetlights would remain in place as they provided enhanced lighting. While this would increase the monthly bill by \$66, the new streetlighting would still be at a savings when compared to the previous streetlighting. It was also noted a minor trimming of some trees would further enhance the new streetlighting.

Several governing document changes were aired to be proposed for submittal at the 2022 PLHOA Annual Meeting. Among these are language to (1) permit Palm Lake to recover certain legal expenses without having to go to court, (2) remove from Article VI, Section 6.6. and Article XI, Section 11.3 outdated language relating to the "developer of Palm

Lake” and (3) guard against and strengthen the protection in Palm Lake from a trend seen developing elsewhere whereby a “legal entity” could be created allowing for “backdoor” time shares or forms of temporary residential sharing or access to exist in Palm Lake. A motion was offered and seconded to authorize proceeding to meet and discuss the drafting of the proposals with the PLHOA legal counsel. The motion was approved without objection.

The board meeting was adjourned at 9:03 p.m.

Respectfully submitted,

Mike Ketchum, Secretary