

PALM LAKE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS

MEETING MINUTES

JUNE 1, 2023

Board members present: Russ Carlson, Dr. David Boyer, Tory Wozny, Fred Lenz and Mike Ketchum

Homeowners present: Scott Ziegler, Rose Ann Ketchum and Sal Haider

Others present: Scott Sinclair, Beacon Management Company

President Russ Carlson called the meeting to order at 7:06 pm.

Carlson introduced and presented Mr. Scott Sinclair from the Beacon Management Company to discuss his firm's credentials and perspectives on potentially undertaking the Management Company responsibilities for Palm Lake. Board members posed several questions to Mr. Sinclair regarding how certain responsibilities of the Management Company would be handled. Sinclair indicated the monthly cost to retain his firm would be in the \$700-800 range with any add-ons yet to be determined.

Carlson concluded the discussion by stating no decision would be made at the board meeting and the board would convene at a later date to further evaluate the candidacy of the Beacon Management Company. Mr. Sinclair departed the meeting.

ARB REPORT

Tory Wozny was recognized to provide an update on his work to lead and oversee the review of the draft Standards authored by Sal Haider for the Architectural Review Committee (ARC). Wozny indicated the draft document had been distributed to the ARC and they would be meeting in about a week to discuss it. Sal Haider was recognized to offer observations on his development of the standards. Several board members commended Haider for his dedication and comprehensive work to craft the draft standards and indicated they look forward to receiving the comments of the ARC Committee for their consideration in the near future.

TREASURER'S REPORT

Dr. David Boyer indicated that, following dismissal of TPS Association Management Services as the Management Company, he had received back all the money being held by them for the payment of bills incurred by the HOA. Boyer also submitted for review the financials for January-May 2023.

SECRETARY'S REPORT

Mike Ketchum presented for approval the minutes from the May 11th Board of Directors Meeting. A motion was offered to approve the minutes which was seconded and the minutes were approved without objection.

Ketchum reported on a recent approach by a member of Commissioner Nicole Wilson's staff who expressed their desire to "follow up" on the Palm Lake community's concerns regarding the proposed

Montessori School. Their interest was subsequently communicated to the board but no interest has been shown for scheduling a meeting. He shared the respective attorneys have continued to file motions relating to the appeal that has been filed by Palm Lake community residents and the likelihood is the appeal will drag on for quite some time meaning the proposed project is at a standstill for now. Funding by Palm Lake residents to support the appeal is still needed according to Ketchum.

OPERATIONS REPORT

Fred Lenz updated the board on progress to date addressing the landscaping issues at Lot 13. He stated the re-sodding would begin next week and the work to remove the dead shrubs and a dead palm yet remains. Scott Ziegler, citing Article XI, Section 11.1 of the Covenants, questioned the absence of an ARB approved plan which would detail the landscaping being installed. Fred Lenz and Russ Carlson responded stating they did not feel one was required or necessary as some progress was slowly being made. Ketchum felt in the absence of an ARB-approved plan that has been consistently required of other Palm Lake residents over the years, the board would not actually know until its installation what was being installed and it might not be harmonious in its appearance as the Covenants require.

Fred Lenz indicated work would begin shortly on the removal of an Oak tree at the Dugan residence along with related repair work on the adjacent curb and asphalt. He cited bids had been received for the curb and asphalt repair, tree removal and the stump and root grinding.

Rose Ann Ketchum was recognized and noted the existence of two developing potholes on Crestgate Circle that might could be repaired during the Dugan project. She also reported the sprinkler technician she had secured to provide a complementary assessment of some sprinkler system issues would now likely not be available until July.

PROPOSED COVENANT CHANGES

Russ Carlson presented for discussion draft Covenant amendments he had previously circulated to the board for its review. Carlson maintained the proposed amendments are designed for the express purpose of preventing fractional ownership of homes in Palm Lake. In response to a question by Fred Lenz, Carlson stressed the amendments in no way address the issues of rentals or lease purchases in Palm Lake and what is permitted today in Palm Lake is left intact in the Covenants. Noting Lenz expressed interest in permitting rentals or lease purchases in Palm Lake, Mike Ketchum indicated the previous board had determined following the 2022 Annual Meeting it would cost upwards of \$3,000 for legal counsel to draft covenant amendments and 30 homeowners would then have to approve the amendment.

In the interests of time, the remaining unaddressed agenda items were deferred.

The meeting was adjourned at 8:37 pm.

Respectfully submitted,

Mike Ketchum, Secretary