

PALM LAKE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

DECEMBER 17, 2022

Board members present: Ned Timmer, Mike Ketchum, Fred Lenz, Steve Hunter and Dr. David Boyer

Homeowners present: Tory and Rebecca Wozny

President Ned Timmer called the meeting to order at 11:43 a.m.

SECRETARY'S REPORT

Mike Ketchum presented for board approval the minutes from the Oct. 3 and Nov. 2 Board of Directors Meetings. A motion was offered and seconded to approve the Oct. 3 minutes which was approved without objection. A motion was offered and seconded to approve the Nov. 2 minutes which was also approved without objection.

TREASURER'S REPORT

Ned Timmer solicited board comment on the posted financials from September and October. No comments were heard and the financials were accepted without objection. November financials will be released on Dec. 19. Regarding the 2023 budget and the expected shortfall, Timmer reviewed the options coming before the PLHOA and the board for addressing it. The 2022 estimates were shared indicating little to no surplus which will be moved to reserves based on known projects being delayed until 2023.

ARB REPORT

Steve Hunter provided an update on current ARB activities. Hunter reported discussions regarding certain deficiencies are being held with several homes that were seen as being "on the bubble." With respect to the ongoing effort to encourage Lot 23 to address serious landscaping deficiencies, a final letter to the homeowner has been issued stating Dec. 30 as the deadline for a corrective plan to be submitted or the matter will be turned over to legal counsel for action.

Hunter also discussed the recent distribution of the draft ARB Survey for board comment. The Survey is designed to solicit homeowner's views on ARB enforcement priorities.

OPERATIONS REPORT

Fred Lenz reported the culvert socks are planned to be installed before Christmas. In response to a question by Timmer, Lenz indicated no road repair quotes had been obtained. Regarding obtaining the bio barrier quotes, Lenz indicated he was waiting on Tom Dugan to decide what he would be doing about the driveway issue. Timmer stressed following precisely what the board had decided on this issue as recorded in the Nov. 2 minutes.

The remaining perimeter wall repair schedule was reviewed. Fred Lenz noted what he saw as some deficiencies in workmanship he would like to follow up on. Timmer indicated he was aware of two locations where work was needed but was not sure if they were missed when inspecting the wall after the work was performed or if some cracks were new since the work was done. Fred Lenz indicated he would inspect the wall with another mason. Steve Hunter and Timmer will look at the questioned sites.

After board discussion of the Search Committee presentation and the overall sentiment, Timmer offered a motion that was seconded and approved without objection to inform the Management Company Search Committee to continue in its efforts to conduct further due diligence and to negotiate a desired agreement with the vendor to then present to the HOA in the coming weeks or months.

Timmer reviewed the 2023 budget and how the known increase of about \$30,000 to resurface Crestgate Circle impacts the budget. Additionally, in light of the decision made by the HOA at the 2019 Annual Meeting to agree to be self-insured for any buffer wall damages the need to more robustly fund the General Reserves as an obligation of the neighborhood was presented. Timmer informed the board of its requirement to ensure the financial obligations of the HOA are met and presented as a solution invoking the provisions of Section 7.8.5 from the Palm Lake CCRs which permits the board to issue a supplemental assessment for 2023 should an increase of the Regular Assessment not be approved. Timmer indicated that a communication to the PLHOA illustrating the process will be forthcoming next week.

Timmer reviewed the situation surrounding the repair of the wall at Lot 18 damaged recently by a vendor. The board's expressed criteria for the homeowner's wall repair were not followed by the vendor when he attempted to repair the wall. The workmanship that resulted appears not to fully meet the board's expectations. Fred Lenz will secure another mason to assess the situation and then discuss the matter with the vendor and report back to the board. Should the repair issue not be resolved shortly with the homeowner, Timmer indicated our masons who will be on site in January will do the necessary repair and the homeowner would be billed.

Timmer presented for review and discussion a quote from Lane Electronics for a new Access Control System to fix the poor sound quality of the current system. Due diligence will continue with two additional quotes to be obtained by Fred Lenz.

President Timmer adjourned the meeting at 12:54 p.m.

Respectfully submitted,

Mike Ketchum, Secretary