

PLHOA Board Meeting Minutes for April 2, 2017

Call to Order:

- Meeting called to order at 1934 at Russ Carlson's house. Neil Bennett, Joe Sikora, Lisa Maloney, and Fred Lenz were in attendance, with Sandra and Dave Reckell, and Bev Carlson also present.

Reckells' Update on Retention Area/Power Company Trees:

- Dave and Sandra reported to the Board their conversations with Duke Energy regarding the dying trees on the power company's property. Duke stated that they were going to be sending a forester to the location to evaluate the trees, and their potential replacement. Duke acknowledged that they have a duty to provide trees along the border of their power station to shield the view from our neighborhood. The Reckells will keep the Board apprised of the dialogue going forward.

We also discussed the options for treating the trees on the HOA common property, which, based on an evaluation from an arborist last year, are suffering from hypoxylon canker. Whether these can be treated, or whether they must be removed one issue which needs to be clarified, as well as the potential timing of replacing trees if the trees on the power company property are still present and diseased.

Dave mentioned some options for hiding the power station with foliage and their relative cost. One option is to replace some of the trees, but a 25 ft oak installed would run about \$2500 each. Ligustrums planted on the Reckells' side of the retention pond might also screen the power station from view, and would be about \$1000 each.

Dave has also been speaking to Drainage Solutions about the pond remediation, and they had a few recommendations to reduce the organics. First, divert the fountain drainage to the upper slope, instead of letting it drain directly to the bottom of the pond. Second, remind the owners to bag and not blow their leaves. Third, have the leaves around the pond raked up at least once a year by the landscaping crew.

The Board is appreciative of the effort Dave and Sandra have made regarding these issues.

Old Business:

- Governing documents- Russ volunteered to look into best practices regarding HOA enforcement of governing documents, and Neil volunteered to create a list of discrepancies/conflicts/omissions in our documents which may need remediation.
- Project priorities- A list of projects for the HOA was reviewed, and 5 items were identified by the majority of the Board as having immediate priority: the entry island landscaping, Palm Lake Dr landscaping and mulching, the sidewalk, the stop sign and painting the guardhouse. The entry island landscaping will be discussed below. Palm Lake Dr. landscaping will be addressed once the repairs on the wall are completed. The sidewalk has areas which are becoming slick due to algae/fungal growth. Fred volunteered to clean the sidewalks with a portable water source, power washer/deck cleaner, and

perhaps a dilute bleach solution. Fred and Neil will try to make a more permanent repair to the stop sign at the entrance. The guardhouse will be painted contemporaneous with the front sign and entrance repairs.

- Retention Pond- Drainage Solutions was out last week to do the presumably final bits of organic materials removal, and then the manager and the engineer are going to come out to assess the bottom and determine whether any sand will need to be placed to bring the bottom to grade. Once this is done, the concrete pans can be poured in front of the inflows. The Board will contact the vendor about getting a definitive completion date and a document which states that the pond bottom has been returned to design grade.

- Wall repair- Anicette Stucco will now be the contractor, since Timaco could not get the appropriate insurance documents. Ben Paquin is moving forward with the process for getting the purchase order from the County to Anicette, and then the work will commence.

- Front entrance island- Planting was delayed while the irrigation and lighting were repaired, and in the meantime bids were taken from Sam Brown and Dreamscapes to replace the plants. The Board reviewed the two bids, then Russ made a motion to vote on Sam's bid, with Neil second, and then the vote was taken with Neil, Fred and Joe voting in the affirmative. One recommendation made after the vote was to modify Sam's proposal by eliminating the four gardenias and using the funds to purchase additional (up to 24) plants to make sure there is enough coverage of the island area with the other foliage.

- Clarification of Board approach to homeowners in arrears on their dues- Currently there are 4 owners who are in arrears. One of the owners owes over \$7000. Joe motioned, and Russ seconded, to allow the Board to offer this homeowner the option of paying down this debt over the next 8-12 months, with the first payment due when the owner signs the agreement. All voted in the affirmative except for Lisa. We are also going to approach our attorney concerning legal options in pursuing this debt, and that of another homeowner who has property which is apparently about to be auctioned. There are 2 other homeowners who are behind on payments, and they will be receiving letters notifying them that the Board will consider liens if they continue nonpayment.

New Business:

- Governing document compliance and enforcement- There are only two stipulated fines in our governing documents, one relating to using one's home for a business, and the other is for violating the covenant relating to cars and boats. However, we do not have a fining committee, nor do our documents provide for one. Thus there are several issues which will need to be addressed during the overall review of the governing documents.

- Neighborhood collaboration and communication- The Board discussed the option of creating a Project Status Report, which would update the neighbors on what the Board is currently doing or planning to do, and the projected dates of starting and completing each project. Lisa Maloney volunteered to take on this task. The Board will also use email to notify the homeowners of all meetings and meeting minute postings.

Secretary's Report:

- The meeting minutes from 2/27 were reviewed, and Lisa motioned for approval without change, Russ seconded, and they were unanimously approved.
- The emergency meeting minutes from 3/11 were reviewed and Russ motioned for approval without change, with Lisa second, and they were unanimously approved.

Treasurer's Report:

- No financials to review.

ARB Report:

- No ARB requests

Operations Report:

- Fred focused on the island preparation and planting. He also oversaw the repair of broken sprinkler heads around the neighborhood, and verified that the routine watering of the common areas included the oaks at the back of the retention pond.

Adjournment:

- next BOD meeting set for May 13 at 0830, at Fred Lenz' house.
- Russ adjourned meeting at 2200.

Respectfully submitted,

Neil Bennett, Board Secretary

