

Lake Clair Place HOA June 20th. 2024

Meeting Minutes

Board members present: Carmen Christesen, Ray Sotomayor,
Peggy Hollinger, Frank Gonzales

Community members: John Goodness

- The meeting was called to order at 7:30 pm
- Discussion: Approval request for solar panels on the rear roof for Mrs. McCarty's home. SR motioned approval, CC 2nd. All members approve.
- Discussion: purchase LCP homeowners insurance for \$1374.00.
- SR motions to approve insurance payment paid by the accountant, PH seconds, all members approve.
- RS's wife went through the Lake County Property Appraisers website to identify all 89 homeowners to determine who the county has listed as owners. The bookkeeper will update our files. To date, only three homeowners have not been identified.
- Discussions on waving small late fees charges until the following year when full payment has been received but the \$4.00 late fee was omitted.
Review the treasurer's report. CC Motions to approve treasurer's report, SC 2nd. All board members approve.
- Discussion: Change the covenant with a community vote. Will discuss this at a future date.
- Community member question: What is being done to the appearance of the community entranceway?
- Discussion: Cost and choice of plants to upgrade the entranceway. &2600.00 is available for the improvements to the entrance which includes the savings from the old bookkeeping fees. RS motions to approve the &600.00 savings from the old bookkeeping fees to be used for the entrance. CR seconds, all members approve.
- New budget tree trimming and entranceway improvement will be \$2600.00
- SR motions to approve minutes from May 22, 2024. CC nd. All members approved.
- Discussion on the hole in the neighboring fence and community violations, still need members to form a committee to relay violations to the HOA board.
- RS motions to adjourn the meeting at 8:20 pm, CC 2nd. All members approve.