

LAKE CLAIR PLACE HOA

10/19/2021 Meeting Minutes

Present: Russell Tull (P), Ray Sotomayor (VP/secr), Carmen Christensen, Richard Milnes, Leticia Adams, Doland Austin, Peggy Hollinger,

Call to order at 7:37 PM (Tull)

1. Russ explained the process that we recently went through on October 6, 2021 providing the attorney with a multitude of documents and affidavits in reference to Lot 85's estoppel request; we complied in a timely manner on the same day that the attorney contacted us and we were able to retrieve all arrearages from the closing;
2. Richard Milnes and Letitia Adams mentioned homes in the community with grass overgrown and want to have someone call the county to levy fines (?); Discussed briefly;
3. Russ has attempted to find a working telephone number for the absentee owners of 10513 Mira Lago Ln.-(New York residents) through the title company-unsuccessfully; we discussed having someone to report violations to the board so that we can engage the process of enforcing covenants through fines/assessment;
4. The attorney collected all funds owed from Lot 85 at the closing and will file the dismissal with prejudice after the check clears; as of 2021 assessments and interest: \$505.45; attorney's fees: \$7,274.47; ~~—~~
5. Treasurer's report was presented by Russ-discussed briefly-no significant changes from last month-motion to accept-voted upon and passed; ;
6. The minutes for 9/21/2021 were emailed to the board by Russ previously; motion to accept-voted upon and passed;
7. HOA website revision discussed: we discussed having a dedicated email address just for estoppels so that we could check it daily; (we have only 10 days to respond to an estoppel or we lose the right to charge the \$250 fee and possibly any arrearages); Russ asked if anyone in the community can revise and monitor the website;
8. Playground equipment was discussed: Doland suggested raising the budget to approximately \$10,000; and Letitia Adams mentioned that there may be an issue involving "capital improvements" that we may need a community vote/approval as with discussions in the past about the fence and the shed; we will continue researching and asking vendors what we can get if we go to the \$10,000 mark;
9. Russ emailed the draft of the violation notice letters along with the schedule of fines and covenant amendments to the board; we need to discuss same at the next meeting;
10. Motion to adjourn was made and seconded (Russ, Ray), adjournment at 8:39pm.