

LAKE CLAIR PLACE HOA

04/20/2021 Meeting Minutes

Under Covid 19 Protocols -masks worn-safe distancing

Present: Russell Tull (P), Ray Sotomayor (VP/secr), Carmen Christensen, Doland Austin, Peggy Hollinger, Samantha Bowers.

Call to order at 7:32 PM (Tull)

1. Russell Tull went over Treasury report/the Bookkeeper's aging report; Bookkeeper sent back a few late dues payments which came in after April 1, 2021 as late fees/interest is owed. Financial reports voted on and approved;
2. In an effort to have the membership better recognize Board Members within the community and at the meetings, Russ will have the Board members introduce themselves at the meetings when there are regular members present.
3. Doland Austin had questions regarding the balance sheet dated 3/31/2021 and Russ indicated that Doland could contact the Bookkeeper directly for any explanations;
5. Lien prosecution update; Ray indicated that the lawyer will be proceeding against lot 85 for attorney's fees and costs within 45 days; The 2nd delinquent property has reached out to the board already to try and bring the property's account, current;
6. Ray indicated that the Amendments to the Covenants draft was ready for Board review. Mrs. Bowers suggested that it be emailed to the Board members so everyone present supplied their emails and Ray will email the draft to those Board members prior to the next meeting;
7. The minutes from the meeting on 3/16/2021 were motioned for approval, voted upon, and passed.
9. Russ will purchase the mailing List (\$25.00) from the lake County Property Appraiser so that we may use that listing to begin our door-to-door confirmation of resident owner addresses etc.;
10. Playground equipment- Ray found some examples online and shared the descriptions; we need to vote on a purchase and installation of at least one piece for the basketball court area which will allow for the area to be considered a "child congregation" playground.
11. Peggy Hollinger indicated that there were trees by the basketball court that are in need of trimming/pruning;
12. Signs for both drainage easements will be installed by Russ and Ray in the coming weekend at 11 AM on Saturday;

13. Ray proposed raising the ESTOPPEL FEE to \$150.00 from the present \$125.00; We could use the additional \$25.00 to purchase welcome baskets for new owners and provide them with copies of the Covenants and meaningful information about the Community in a Welcome letter; A Motion was made, all present voted YAY EXCEPT Doland Austin who voted NAY; Motion passed.
14. Two modification requests were reviewed by the Board members present; Dan and Linda Cesa at 11640 Clair Pl-roof replacement and James and Kati Adams at 10509 Ollie Ct.- white vinyl fencing at back yard; both were voted upon and approved;
15. Welcome letter will be further revised at the suggestion of Mrs. Bowers to identify the parents school bus drop offs to be on the LEFT side of the community entrance roadway;
16. Russ indicated that we need to find an IT person to monitor the Website and update it;
17. Ray suggested we purchase and install a solar lighted, weatherproof Community Bulletin Board for the front entrance so that community events, HOA announcements and meeting notices may be better displayed to the members;
10. Motion to adjourn was made and seconded (Russ, Ray), adjournment at 8:34pm.