

Dec 18, 2025 Lake Clair Pl. Meeting Minutes

I Attendance: Ray Sotomayor, Jim Rickard,

Dana Stanton, Linda Cesa, Peggy Mallinger, Nolan Austin,  
Brian Stanton.

Meeting called to order at 7 pm. All in favor.

Resolution at 11720 Clair Pl. Dunn Freedon Mortgage Corp. whose  
resident (renter) Christopher Morris we agree we will not hire an attorney  
to represent us in the foreclosure action for \$3,500.00  
try to work out a dismissal with favor - Ray Sotomayor will

work out as a favor as a civilian to resolve this foreclosure  
issue. We will handle the matter pro se.

We are trying to track down who owns the home of Casajuela Yoseba  
& Lisette Alcantara in regards to delinquency on their HOA dues.

The board unanimously approves minutes from Nov. 2024 & Oct. 16th - All approve.

11512 Clair Pl. is to be sold Dec 30 2025 we are owed \$250.00

from Evergreen Services LLC. for estoppel fee.

Annual budget for 2026 was passed for 2026 as written, Linda Cesa  
and Dana Stanton approve, Jim Rickard approves.

Board votes (Linda Cesa, Dana Stanton) to pause street lights

Jim Rickard approves the pause to save on monthly budget, we  
are looking for an alternative to the light issue. Starting January  
19th 2026 we will pause the lights.

Nolan Austin has been voted back on the HOA board by the board

Renters at 10529 Mia Logan has violation letter mailed in regards to  
dogs barking, hopefully issue will be resolved.

Landscaping for entrance & tree trimming approved unanimously

Pruess Incorporated to trim trees for \$1,700.

Upgrade  
Electrical for entryway unanimously approved by the board.



Unanimous approval to update the covenants (final version that will be presented to the homeowners for a vote).

Article and Section 18 Article IX Rental Guidelines and Restrictions sections 1-3

Board votes Ray Satomayor back on the board

Peggy Holliger volunteers to <sup>(oversee)</sup> take care of the ARC (Architecture Review Committee)

Modification approved unanimously for David & Louise Burgess at 11601 Clair Pl. for storage shed.

Ray will call book keeper to update new board members

Board votes to raise expenditure to \$150. or less without board <sup>approval</sup>

Motion to adjourn meeting at 8:30 pm - all approve