

MINUTES
Lake Heron Board Meeting.
October 9, 2023

Call to order: 6:30 PM Clubhouse and combined Zoom.

Present at the meeting: Max Saus, Ron Bowman (via Zoom), Tiffany Wells, Mark Cravens, **Quorum Established.**

Proof of Due Notice Posted: 48 Hrs.

Prev. Minutes: Max motion to waive reading, 2nd Ron.

Committee Reports

Finance- Max Saus asked John Copeland to report. Finance committee motioned to approve 2024 budget for dues at \$232.00 a month/unit. Unanimous vote yes.

Reserve investments discussed. 9 of 12 CDs upgraded already. Final 3 are set to mature in Feb/March 2024. Waiting on penalty assessment to see if taking the penalty and Increasing yields on CDs in Q4, 2023 will get the HOA a 4.5-5% return. Discussion in November meeting. Limited of \$250k in insured deposits for all accounts being pursued.

Treasurer- Tiffany Wells. August 2023 Budget \$23,725.35, spent \$19,777.57, \$3,947.78 under budget.

Grounds/Irrigation- Angela Hester. Nothing new.

Architectural Control- Rachael Powers, one garage door application.

Clubhouse- Angela with UPI. 1 reservation in October.

RV Parking- Max Saus. 1 open spot available for rent. No problems.

The Park Team- no report.

Parking Enforcement-no report.

Social Committee- Tiffany Wells. Upcoming pickleball clinic, Sat. Nov.11th, 9-11 a.m. Bring paddles, water and chairs. Holiday party, December 9th. Time of day: TBD.

Welcome Committee- Tiffany Wells. 1 new owner and one new pending listing.

Old Business:

Approve the 2024 budget at \$232.00 per month-done under fin. Committee.

WI-FI and TV usage at the clubhouse rentals-approved during rental. Not a pool at this time. Further discussion of pool WI-FI access/security at next meeting. Access to WI-FI for rental through Angela. Form being changed to check boxes if Wi-Fi and/or TV remote needed.

Irrigation expenses- Max is checking timer complaints to keep costs down. Max/Angela/Ruth to help coordinate timer replacement reports for cost evaluation.

Current rates for CD's and their length of time-done under fin. Committee.

New Business:

Needed repairs of the well pump. Old pump lasted 12 years. New pump has 3-year warranty. This supplies water for irrigation for community owned property.

Table and additional chair usage at a clubhouse rental-approved and registration form will be changed to reflect optional requests.

Brick wall repair quote-\$2,634.93 from operational expenses. Max motion. Mark 2nd. 3-1 vote. Tiffany voted no. Discussion that sidewalk repairs need to be discussed and if approved, done before brick wall repairs. Sidewalk repairs are from reserve account. Sidewalk proposal to be reviewed at the next meeting.

Damage to the roof vent boots-UV boots on stacks being evaluated by roofer for cost estimate. Moved to future meeting after estimate received.

Property at 1758 Land-O-Lakes Blvd discussion- 30 acres are up for sale and was previously approved for a single-family house.

Adjournment: 7:12 p.m.

Next Meeting: November 13, 2023.

Discussion to clarify parliamentary procedure that HOA boards must follow for the board to discuss matters on the agenda was presented before the official meeting, then to open for resident questions, concerns and input at the end, during the designated 15 minutes. Also, residents can submit items to discuss in future meetings to our UPI Property Manager, Angela Hester, at ahester@univprop.com.