

**MINUTES**  
**Lake Heron HOA, Board Meeting**  
**May 8, 2023**

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

Call the Roll: Max Saus, Ron Bowman, Tiffany Wells, Mark Cravens, Linn Torres. **Quorum Established**

Proof of Due Notice Posted: 48 Hrs. Yes.

Prev. Minutes: Tiffany motion to waive reading, 2<sup>nd</sup> Max.

**Committee Reports**

Finance- Max Saus asked John Copeland to report on reserve funds and CDs. Fin. Committee recommended \$250,000 be moved from reserve to cash accounts to be placed in a CD. Balance would be approximately \$300,000 in reserves. Max motioned, Tiffany 2<sup>nd</sup> and unanimous vote. Finance committee to report recommendation.

Treasurer- Tiffany Wells, 2022 P&L for April not available yet. The budget for March was \$23,752.35, we spent \$25,990.94 with a difference of -\$2238.59.

Grounds/Irrigation- Ruth Copeland, timers are being installed and adjusted common areas after the storm.

Architectural Control- Rachael Powers, nothing new.

Clubhouse- Angela with UPI. 2 reservations in May. No other items.

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

The Park Team- Linn Torres- water sprinkler off until timer replaced/repaired. Paver meeting upcoming with vendor.

Parking Enforcement-Linn Torres. Snowy Egret parking problems. Helpers needed for parking enforcement. Contact Linn.

Social Committee- Tiffany Wells. Town Hall meeting-28 attended and would like it to be bi-annual. Kentucky Derby night-27 attended. June 24<sup>th</sup> is Barbeque night. Time T.B.D.

Welcome Committee- Tiffany Wells. New owner meeting on Lake Heron. New Tenant coming on Woodstork.

**Old Business:**

Entrance sign lights. solar units completed.

Tennis court resurfacing. Completed. Final payment being made.

Hedge/temporary fence by tree on Lake Floyd. Motion by Linn to Fence by compost was painted by John Copeland. New sign coming.

Landscape for 6 bushes and sprinkler system \$360 with Green Bandit. Motion made to install. Max motion, Tiffany 2<sup>nd</sup>, Unanimous.

Motion to rescind February's motion to move \$2,000 from the Special Project account to the Miscellaneous account. The motion was made by the Finance Committee. Unanimous vote.

**New Business:**

Timer in the park being redone by Green Bandit for water sprinklers.

3 Entrance sign painting bids needed. Mark is getting bids.

Suggestion/reminder in the banner that solar requires ACC approval.

Revised Standard for Energy Saving Devices (solar, etc.)-still needs revision with ACC. Meeting with ACC TBD

Approve peacock removal at a price not to exceed \$6,000. Max motion, Linn 2<sup>nd</sup>, passed 4 to 1. Ron voted no.

Peacock removal discussion for funding the project- finance committee said \$6,000 can come from the Retained Earnings Account.

Neighborhood comments from the Floor after the meeting:

Resident-Sprinklers are turning on along Aaron Court, the park area and some other homes during the day (Green Bandit is addressing timers after the power outage).

Resident-Lake Level is low. Covered gazebo cross braces appear to need repair and staining.

Resident- pool cleaning, condition, water levels and increased cost. Perhaps resident volunteers needed to help address with the pool company.

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 to attendees by Mark Cravens, 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](mailto:ahester@univprop.com).

Adjournment at 7:28 p.m.

Next Meeting: June 12, 2023