

LAKE HERON HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
FEBRUARY 12, 2024 / 6:30 P.M.
MINUTES

Call to order: 6:32 PM Clubhouse.

Present at the meeting: John Copeland, Tiffany Wells, Linn Torres, Mark Cravens, **Quorum Established.**

Proof of Due Notice Posted: 48 Hrs.

Prev. Minutes: John motion to waive reading, 2nd Tiffany, unanimous.

Committee Reports

Finance- Tiffany Wells chairperson spoke. LH ended 2023 with \$69,425.71 in the total cash operating fund. We carried over \$55,047.13 from the prior year. The finance committee made a motion to move \$33,000 to the roof reserves. Linn 2nd. Unanimous. Our net was -\$2,468.43 for the year, leaving a balance of \$36,425.71. We currently have \$331,255 in PNC Bank. Looking for 1 to 2 brick & mortar banks. Upcoming, Angela will be providing info on CD rates.

Treasurer- Tiffany Wells. The total operating budget for 2023 was \$284,704.00. We spent \$273,307.78. Under budget by \$11,396.22. Budget goal for 2024 is \$232/unit.

Grounds/Irrigation- Angela Hester. Nothing new.

Architectural Control- Rachel Powers, 2 driveways are getting bids.

Clubhouse- Angela with UPI. 1 February and 1 March reservation.

RV Parking- Max Saus shared with John today-No problems.

The Park Team- Linn Torres-new member helping. Lots of cleanup under trees is done.

Parking Enforcement-Linn Torres-warning ticket at clubhouse parking lot.

Social Committee- Mark Cravens, interim chair. Game night was good. More events planned for spring and summer. Dates-TBD.

Welcome Committee- Tiffany Wells-1 new owner, 1 pending sale, 2 listed for sale.

Old Business:

Social Committee Chairperson-new volunteer needed.

Tennis court sign completed.

Replacement boot repair. Work completed. Supplier provided 50 boots for free and \$10,000 towards labor. Total bill was \$24,957 less \$10k= \$14,957.

Palm tree trimming-Blueline Tree Co. is a subcontractor for Green Bandit. Bid includes cleanup and no tree spikes. Motion by John Copeland to approve Green Bandit bid to trim 225 palms for \$7,500. 2nd. Mark. Unanimous. Work to start in April.

Fertilizing contract to begin March 2024 with Green Bandit.

Sidewalk/brick wall repairs update. Sidewalks are done. Brick wall repairs are still in process.

New Business:

Pool heater will be turned on in March, depending on warmer weather. It is too expensive to leave it on during these cold swings that take days to warm up and then heat is depleted in just one night of cold snap. Notice will be posted when the pool heater is turned on in March.

Banner distribution – will remain monthly. Additionally, Angela will distribute the banner via email. Residents contact her if they want an electronic copy.

Building Committee -discussion of getting a volunteer resident to help monitor driveways, sidewalks signs, bulletin boards, etc.

Pool Volunteer-discussion of getting a volunteer resident to help monitor.

Request to move sprinkler timer at front of clubhouse in the morning an hour earlier so that kids waiting for the bus won't get sprayed. Follow up John.

Tennis court surface cracks to be addressed with vendor by Mark.

Junk newspapers are being thrown on driveways. UPI to follow up with vendor to stop deliveries.

Adjournment: 7:08 p.m.

Next Meeting is March 11, 2024.

Discussion, questions, and input from residents were changed to the first 15 minutes, prior to the closed board meeting. The Board is always open for resident questions, concerns, and input. Also, residents can submit items to discuss in future meetings to our UPI Property Manager, Angela Hester, at ahester@univprop.com.