



BOARD OF DIRECTOR/MEMBER MEETING MINUTES Monday May 8, 2023

1. **Introduction by Don-** 6:00 pm called meeting to order. Pledge of Allegiance

2. **Roll Call-** Tim Roland (liaison), John Rarick (permits), Tish Jeffers (treasurer), Maritza Telesky (secretary), Don Elwell (Vice President), Rick Logan (President), Leroy Kaylor (violations/ 2nd vice president), Gary Wessel (welcome packets). Johnny Griffin (absent).

3. Board Member reports

a- **Secretary** - (Maritza) Asked if everyone had a chance to review. Don made a motion to approve March minutes, Leroy second, voted, passed.

Treasurer report- (Tish) - Profit and Loss statement for April 2023. Income \$9679.94, expenses including payroll \$6,226.58 Total net income \$3,453.36. Total assets \$373,314.42 and property and equipment \$50,606.46 totaling \$423,920.088 in assets. Our gross profit for first quarter \$92,808.11, expenses total \$40,412.04 bringing net income \$52,396.07. Motion to accept financials as presented by Rick, Gary 2nd , voted passed.

b- **Violations-** (Leroy)- 162 total . Autos -16 vehicles with one final notice, bulk waste -12, not having permits issued for work being performed- 10, lawns not being kept tidy or mowed- 30, loose, torn tarps- 9, trailers-16, dead trees down-14, yard debris - 25. Resident from Wilson Terrace has advised he was receiving notices that are erroneous, resident also asked about possible comcast cables hanging in trees (Don advised we would let SLID know). Leroy confirms he advises Dori when he sees a home with a tarp but will verify if a letter is sent out or if it is simply logged . Leroy presented the 7 signs that were purchased , advising the neighborhood under surveillance and no soliciting in deed restricted community.

c- **Permitting-** (John) - 11 total permits issued. 1 concrete deck, 1- enclosed porch, 1 new home, 3- paint, 1- pool, 2- roofs, 1 screened porch, 2- sheds. John asked if anyone had heard from Bevis construction representative because a duplex was under built (size) and possible resolution by adding a garage. Tim advised that the website now has fillable permits on our website, for convenience and can be printed and sent or emailed to the office.

d- **Liaison-** Tim- Developer update: Bill Klohn: engineering for phase one complete, permitting for pipe installation in process. Land clearing to begin by July with pipe to follow for Apex motor garages and Plaza West. Eco living (Spanish Moss apts.) moving along, Eco village- final permitting for road entrance in process awaiting development order to connect utilities. Madrid project moving along. Signature - Planning and zoning was approved by the county. Village X- Carl Salafrio has revised architectural drawings will be sent for review and to determine utility capacity requirements. Balki Bisram- has purchased the 10 acres on NE corner of 98 and Floral for a shopping plaza and has partnered with Larry Boyd who has begun the rezoning process for townhomes along Valencia. Larry Boyds has purchased more property in Blue Heron and is constructing

several model homes. Braulio Gomez- extensive surveying taking place and once utility capacity is determined will meet with staff to advise of future site plans on land between Villas and RT 98, west of Signature property.

e- **Neighborhood Watch** - Monica not present but did email report. It has been reported that an older man has been following women in his vehicle south of 98 and when approached telling them he is part of neighborhood "crime watch". There are NO MEN to date involved in the group. Monica has advised the Police Captain of the issue . Everyone is asked to report if this occurs to them. Report- 911 hang ups (26), civil dispute (2), suspicious incident (5), suspicious person(2), Animal bite (not at dog park) 1, Animal complaint (1), Missing adult (2), domestic dispute (2, Delayed battery (1), property damage (2) noise ordinance(1), fall (1), Alarm (2), Sexual offender check (2), theft delayed (1), Fraud embezzlement (1), Verbal disturbance (1), child abuse (1) radar request only (1).

f- **Welcome packets-** Gary - 15 newcomers.

New business:

- Release of lien collected \$499.61.

- Office "lease: reflects repairs and maintenance are included in rent fee, question is can that portion fee deducted from rent payment to them? Suggestion is to ask the attorney for the correct course of action. Leroy made a motion to contact attorney, Trish 2nd, voted passed.

- Lark has requested a computer, Estimate provided totaling \$1569.50. Leroy made a motion to accept the estimate and purchase the computer, Tim 2nd, voted passed.

- Discuss construction for a new building for the HOA office. Comments from board members

Gary- asked for the time table and would it be hooked up to new sewer versus having a septic.

Leroy- not totally against building; parking might be an issue

Rick- We need to get approval to get proposals. With a growing community it may become too costly to build later.

Maritza- How did we end up with surplus in the bank and can we expect to have surplus again if we build? Agrees to getting quotes.

Tish- current building is not doing well. Agrees to continue with planning and getting quotes.

John- Will get some quotes at least three and will try and bring them back by next month's meeting.

Tim- Agrees on moving forward with getting quotes.

Don- agrees to getting quotes. But concerned with debt and depleting surplus. Feels we could find a temporary office if needed because of all the new retail space coming. Would rather use funds to improve the community.

Public comment- resident reminded of all insurances expenses and maintenance expenses not a good time for building with high interest rates. Resident- asked for square footage? and why is such a large building needed.

Resident suggested keeping property or having a special assessment to pay for building.

Resident- reminded all home owners will have to be notified if the decision to build comes to fruition.

Resident- asked why haven't we sold our lot? and why can't we build more space at the SLID building and be together. Resident asked about putting a trailer, resident confirmed the location. resident said bad time to build better to sell. consensus taken everyone agrees to get quotes.

- how do we handle removing old dead trees if lots are vacant. Tim has been checking lots and needs approval for paying for removing and then billing owner or leaving the tree? Don suggested sending letter with generous time (6 months) to get it taken care. Tish suggested filing lis pendens if they don't pay.

Old Business:

- Deed restrictions and bylaws, John presented some sample questions of questionnaire for Amendments. Questionnaire will be at the office for residents to participate.
- Speed limit sign update - no update currently
- signs will be going up
- board members to sign docs required

Directors Round Table

Tim- partnered with SLID to help determine where speed limit signs should be placed

John- working on traffic plan to help slow down drivers , perhaps with stop signs or white lines

Tish- many people riding 4 wheelers during the night on private property. Sheriff has gone out to home of riders.

Maritza - nothing

Rick- advised that we do have more police presence, let's keep it up with calling to report when something is happening

Leroy- Burn ban still in place and board members need to send pic of pet to office

Gary- Not optimistic people will abide by STOP signs.

Guest comments:

Trash and dead animals being dumped on Thunder Rd. advised to call animal control

Is project on Thunder Rd. completed? complaints need to be directed to Road and Bridge.

Culverts put in on Longbow and redwood are very bad, also instructed to call road and bridge.

5801 Redwood terrace has damage from culvert, Don will try to reach out to county.

adjourned the meeting at 7:43 pm.

Secretary

Maritza Telesky

Maritza Telesky, Secretary