

LAKELAND HILLS HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS

November 1, 2022

A meeting of the Board of Directors of Lakeland Hills Homeowners Association was called to order by Mr. Andrew Rawls, Chair, at 7:04 p.m. on Tuesday, November 1, 2022, which was held Puerto Vallarta Resturant; and at which a quorum was present.

ATTENDANCE

Board Members:

Deborah Gordon (term 2023)

Megan Shafer (term 2024)

Don Martin (term 2025)

Officers:

Andrew Rawls, President

Jim Hawley, Vice President & ACC Chair

Andreas Ellis, Secretary & Treasurer

Absent:

Others in Attendance:

Minutes

The minutes of the Board of Directors meeting of the September 27, 2022, were approved via motion made, seconded, and unanimously approved by the directors.

1. Presidents Report:

Mr. Rawls noted that there had been limited activity in the neighborhood to report on since the last meeting. He did want to again note that the Annual Homeowners meeting had been a success and thanks the directors and officers for their support and help coordinating the annual event..

2. Financial

Mr. Ellis reviewed with the board the August and September financial statements for the Association. He reported that income reflected receipt of one new homeowner's transfer fees plus interest income for the period. He the reviewed the expenses for the months noting that the majority of cost was associated with the the Neighborhood Night Out event

and the annual insurance expense. Combined these two events represented the majority of the \$3,276.86 of expenses incurred during August and September. The directors reviewed and discussed these various expenses incurred and the activities associated with them.

After discussion, the financial report was approved by motion made, seconded, and passed unanimously

4. Committee Reports

a. Architectural Committee:

Mr. Jim Hawley reported on recent notices sent to certain homeowners. He informed the board that these items were primarily minor infractions involving parking of recreational vehicles, boats and storage of home maintenance equipment. He also noted that there had been a homeowner inquiring about tree removal an action which he advised them does not require HOA review but did encourage the homeowner to review with the City of Auburn for any specific city code requirements. He stated that there were no other ACC actions or issues to report

b. Welcome Committee

Mr. Ellis reported that there were several homes currently for sale in the neighborhood. One home on Mill Pond Loop had closed and the remaining 4 homes were in various stages of sale. As of this meeting date he had not yet made outreach to the new homeowners but planned to do so once an additional 1-2 homes had actually closed; which he expected to occur later in November to early December.

c. News Letter Report

Mr. Rawls raised the topic of the newsletter and with Lynn and Dan Snyder having moved from the neighborhood the HOA was lacking anyone who could serve as editor of the newsletter. Mr. Jim Hawley volunteered to serve in this capacity but requested

the board consider approving his purchase of MS Publisher so he could continue to use the same software used by the prior editor. He also asked if electronic copies of past editions be sent to him so he could use these as templates for future issues. It was recommended that he be authorized to spend up to \$250.00 to purchase a current version of MS Publisher and be reimbursed for this.

After discussion, the financial report was approved by motion made, seconded, and passed unanimously

d. Website Report

- none -

5. Old/New Business

a. Old Business

Mr. Rawls outlined the discussion from the prior meeting and how the City of Auburn had sent notification to 11 homeowners that the entrance to their shared private drive was required to be fixed in accordance with city code. Mr. Ellis then shared a draft letter to be sent by the HOA to these respective homeowners. The directors reviewed and discussed the matter at length. Given the potential risk associated with the matter the Directors recommended that Mr. Ellis engage with legal counsel to advise the HOA on its potential responsibility and any obligations it might have related to this order by the City of Auburn and the respective homeowners. The board recommended that Mr. Ellis be authorized to engage counsel and incur up to \$2,000.00 in potential legal fees. Lastly report back to the board on the recommendation and advise of legal counsel

After discussion, the recommendation was approved by motion made, seconded, and passed unanimously

b. New Business

He raised to subject of the annual Christmas decorating contest, the dates of the event, volunteers to do the judging and the prizes. Andrew Rawls recommended that the Directors approve prizes of first, second, and third in the respective amounts of \$300, \$200.00, and \$100.00 and to authorize the Treasurer to withdraw cash in this amount for distributing to the winners. It was further recommended that a letter announcing this event be drafted and mailed to all thh homeowners.

This recommendation was discussed by the directors and was approved via motion made, seconded, and unanimously approved by the directors..

6. Adjournment

With no further business, the Board of Directors meeting was adjourned at 8:20 p.m. The next meeting is scheduled for November 22, 2022 at 7:00pm, and to be held at the Puerto Vallarta Resturant, in Lakeland Hills.

Respectfully submitted,



Mr. Andreas Ellis, Secretary & Treasurer
Lakeland Hills Homeowners Association