

LAURELWOOD HOMEOWNERS' ASSOCIATION

BAYSIDE LAKES

BOARD OF DIRECTORS MEETING

JANUARY 06, 2022 6:00pm

BAYSIDE LAKES CLUBHOUSE

Minutes Of Meeting

1. Call to Order & Establishment of a Quorum
Quorum established: All five board members present

2. Roll Call

Attendees

Paul Zima, President
Dave Weber Vice President
Carl Doughty Member at Large
John Fazekas Secretary
Lisa Veta Treasurer
Jim & Caroline DeGavre 1705
Julia Schwaller 1711
Jannine Heareck 1732
Deanna Douglas 1735
Iris & Al Barclay 1744
Andrew Rotnas 1795
Paula Zima 1835
Rose Raffinello 1855

3. Proof of Meeting Notice
Meeting notice posted at gate >48 hours prior to event (04 JAN 2022).
4. Review and Approve Minutes of the last Meeting
Meeting minutes for 2021-12-13 reviewed and approved
5. Monthly Financial Statement Review (Joy)
Operating Funds review:
6. Committee Report
 - A. ARC Committee
 - a. Review Approve/Disapproved Applications
Applications in process: None
Applications approved: None

Applications disapproved: None

Discussed CC&R review in process

ARC has vacancies

Iris Barclay requests consideration as an applicant

- No decision at this time due to very recent posting of vacancy notice to allow additional candidates to submit applications.

B. Social Committee

Discussed decoration removal in process

C. Violation Arbitration Committee

No discussion

7. Old Business:

A. Front Entrance Electrical Issue (Pending New Budget Money)

Discussed current condition with regard to planned improvements and waterproofing electrical systems.

B. 1776 WRC Orange Door

Discussed effort to contact RES with no success. Certified letter was previously submitted (06 AUG 21).

Since the previous HOA BD's did not have a VAC. This HOA board will review the process and define the action within two weeks.

C. Insurance Indemnification Update

Discussed opportunity to discuss assessments and rates, but the agent was not available.

The community currently has coverage, but there may be future opportunity to explore savings with a new provider.

D. December Inspection Update

There were no December inspection actions due to the holiday season.

Discussed the requirement to notify RES upon intent to visit on HOA business. There is opportunity to provide notice via a pamphlet to alert the RES. Noted 'intent to visit' is applicable to performing inspections (specifically in follow up of changes to determine compliance)

Discussed the practice of door to door visits where all RES are not receptive to unannounced visits. HOA BD will suspend this practice at this time. HOA BD MBR will provide a letter/pamphlet to socialize inspection criteria.

E. Mailbox Options

Discussed an alternative mailbox recommended by FM that is >\$100 and available at most common home improvement stores. However, the current recommendation does not have a 'newspaper' box (which would be suitable for HOA/committee pamphlets, news letters, etc.)

HOA VP to investigate options, sources and cost

F. 1711 Land Depression By Lake

Discussed RES investigation via contractor: No documented detection methods were employed, and assessment appears to be speculation.

Noted similar experiences with other communities that solved the issue by filling depressions with fill dirt at owner's expense.

8. New Business:

A. Investments for 2022

Discussed CD pricing for 2022 and noted account statements are not received by HOA TRES. It was determined statements are being provided to FM and are available for retrieval.

CY 2021 investment reserve of \$7,000 was available DEC 2021. New investment reserve for 2022 is budgeted at \$7,800 (available DEC 2022). Currently reviewing options to invest at a more aggressive rate of return.

Motion to commit \$62,000 of investment fund and roll into a CD to maximize fund availability and rate gain

Motion: Dave Weber

Second: Carl Doughty

Vote: No (unanimous)

After additional discussion, the restrictions of the entire investment into a single CD presents risk of fund inaccessibility.

Motion to split \$62,000 of investment in two CD's (1 at 6 month, 1 at 12 month) to maximize fund availability and rate gain

Motion: Dave Weber

Second: John Fazekas
Vote: Yes (unanimous)

B. VAC Protocol

Discussed VAC roles and responsibilities, previous training and discussion (2 of 3 VAC members present and report they are confident in their abilities to execute their duties in accordance with requirements)

C. January Inspections Review and Approval of Door to Door

No door to door visits conducted. Discussed the JAN 2022 violations (see 7.D)

Motion to approve violations for JAN 2022 and coordinate with FM to issue letters.

Motion: Dave Weber
Second: Lisa Veta
Vote: Yes (unanimous)

D. February Inspections-Who is Doing Them

Discussed CC&R statute of limitations – 5 years
Lisa Veta and Carl Doughty to conduct FEB inspections.

E. Flawless Invoice

Discussed current billing which combines monthly maintenance (\$1,100) and corrective maintenance (>\$1,000) with no HOA BD approval.
Billing exposed potential for contractors to spend without sufficient control or oversight.

FM to split payment to pay monthly maintenance fee and hold corrective maintenance invoice to support HOA BD discussion with Flawless to validate service before approving expense.

Motion to allow Flawless to spend up to \$250 without HOA BD approval. Greater spending must be approved by HOA BD.

Motion: Carl
Second: Lisa
Vote: Motion tabled pending investigation into the Flawless corrective maintenance process.

9. ARC/Lisa's Response

Discussed consequences of resignation and ARC vacancies.

10. Open Discussion

A. POA bill received at \$11,000 with option to pay 50/50. Discussed payment options and impact on budget.

11. Date for the Next Scheduled Meeting is February 03 at 6:00pm

12. Adjournment

Motion to adjourn at 8:15 PM

Motion: DaveCarl Doughty

Second: JohnDave Weber

Vote: Aye (unanimous)