

Latham Park Homeowner Association, Inc.
Board of Directors Meeting Minutes
November 20, 2023
7:00 PM

1. **Call to Order:** Denver Fox called the meeting to order at 7:15 p.m.
2. **Quorum was established:** in attendance via Teams were Denver Fox, Haley Pereira, Angel Roniger, Fernando Perdomo-Connot, Angelina Berrigan
3. **Old Business:**
 - a. **Meeting Minutes:** Laura sent out October's meeting minutes last week. Laura - please correct the spelling of Fernando's last name and we'll approve at the next meeting.
 - b. **Fees for Violations:** Denver explained that a mediation/subrogation committee is needed if Board is going to introduce fees.
 - c. **Committee Updates:**
 - i. Events:
 1. Halloween. Winners were selected. Fernando to submit expenses for gift cards to Laura.
 2. Santa is coming to Latham Park on Sunday, December 3.
 - a. Angelina will purchase cookies at Costco.
 - b. Denver coordinating Santa's chair and poinsettias with Jim.
 - c. Volunteers have been organized to decorate on Saturday, 9/2 and for cleanup after the event.
 3. A new Chairperson is needed for Events for 2024. If a new Chairperson is not identified, events will be postponed indefinitely.
 - ii. Grounds:
 1. Updated the following in the tracker for TLM:
 - a. Took care of tree across from Denver.
 - b. Denver saw a truck with sod. Thinks that's taken care of.
 - c. Grass for front part on each side that's missing grass. Was previously annuals.
 - d. Waiting to hear back on bougainvillea on this side and Huckleberry.
 - e. Update from Laura on lighting/boring. Member confirmed circle lighting is working.
 - d. **Signs:** Can signs be used at the entrance for upcoming events and HOA meetings? Board reviewed the Covenants. Board agrees that announcement signs for meetings and events is reasonable.
 - e. **Posting Agenda:** New ruling states we need to post agendas in the bulletin boxes 48 hours prior to meeting. Denver to see if found keys will open the bulletin boxes.

4. Open Forum

- 5. Adjournment:** With no further business meeting was adjourned at 7:47 p.m. Motion made by Haley, seconded by Denver. All approved.