



Latham Park Homeowner Association, Inc.
Board of Directors Meeting
July 15, 2020
6:00PM
Minutes

- 1. Call to Order** Peter Tieslink called the meeting to order at 6:09 PM
- 2. Quorum of the Board** Quorum of the board was established with 3 of the 5 members present via video conference. Peter Tieslink, Denver fox, and Pamela Miller. HOA Manager, Jessica Treadwell, Present via video conference as well.
- 3. Financial Update** Jessica provided an update to the board, bank balances are strong, A/R is high but the majority is current assessments and it is still early in the quarter. CPA is finalizing the turnover audit, but Pre-liminary audit showed a Due To Developer in the amount of \$14,132. Traci Green with Ashton Woods emailed and said as a good faith gesture to continue a good relationship with the HOA, Ashton Woods would not be requesting a refund from the HOA for the overage, to allow the HOA to utilize these excess funds as deemed appropriate.
- 4. Committee Updates**
 - a. ARB** Pamela provided an update, the volunteers are working very well together. The committee is reviewing the architectural standards and will present recommended changes to Pam to bring to the board for approval.
 - b. Events**
 - 1. Virtual Trivia Night** Events committee member, Alex Moody, provided an update. Plan is to start slow to see what level of participation we get. Adding a 'Winners Circle' to the website for acknowledgement in lieu of prizes as needed.
 - 2. Volunteers still needed**
 - c. Grounds** Peter provided an update. He will talk to the committee members about doing regularly scheduled walk throughs with the landscape vendor. Items of concern are:
 - i. sticks and branches are piled up under a tree and then left,
 - ii. trash from trash trucks blows out and may not get picked up: manager will get a quote from the landscape vendor to do detailed trash removal
 - iii. pond maintenance specifically the one on huckleberry, Peter will check to see if it needs to be treated and let manager know, lily pads on the big pond to the right when you come in the community
 - iv. some of the new palm trees that were installed by AW around the pond on Lake Huckleberry are dead or dying. Manager will reach out to see if they are still warranted by AW if not will get a quote from REW to replace.





d. Communications

- 1. Homeowner emails** Still only have 100 homes that provided their emails, will continue to request in future mailings.
- 2. Volunteers** Justin Michelena, Dennis and Kendra

5. Old Business

a. Communications

- i. Community Signs** Board approved cost last month, board approved proofs of signs and gave Justin the green light to get them made
- ii. Website Status** Justin Michelena provided an update on the website, lathamparkhoa.com, it is very basic as of now but will continue to be built up and used in lieu of the Facebook page.

b. Maintenance Items

- i. Bulletin Boards** Motion to approve the bid from Windom Solutions to purchase and install the bulletin boards by Peter Tieslink, seconded by Denver Fox, all in favor, motion carries.
- ii. Violations** Jessica provided an update on main violations being noted during inspections. Homeowners in attendance brought up trash cans being visible from the street. Board asked manager to enforce that to include no trash cans being stored on the side unless shielded from view by approved shrubs or screening. Owners can send an email to latham@melrosemanagement.com to report trash cans being left out, should include address and photo of the trash cans.
- iii. Street Parking** Owners should call code enforcement to report vehicles parked on the street and blocking the sidewalk. HOA cannot do anything to enforce this. No parking signs that were on Bradleigh were removed and never put back. Manager to follow up on that.
- iv. Teco Gas** Chris Cubero with Ashton Woods forwarded an email thread regarding movement on gas lines being run to the community. It is in the permitting and review stages but still waiting on Orange county to approve.





6. New Business

- a. Lots 1-54 on Aldford** Homeowners seem to be mowing the upland buffer that is between the edge of their lot and the split rail fence. Based on the plat that is HOA responsibility but because it is upland buffer which is part of conservation it should not be maintained. Board would like manager to contact the county to find out if they will allow owners to mow up to the split rail fence for those that want to. Making it optional but not required. HOA will not mow there.
 - b. Street Trees** Owners are responsible for the street trees on their yards. This will be posted on the lathamparkhoa.com website to inform owners.
 - c. Speed limit signs** manager put a call in to the county to find out what the process is and who is responsible for putting them in, County or HOA.
- 7. Date of Next Meeting** Board meets the 3rd Wednesday of every month at 6pm. Next meeting is August 19th
- 8. Adjournment** Motion to adjourn at 7:27pm by Peter Tieslink seconded by Pamela Miller. All in favor, motion carries. Meeting adjourned.

