



Latham Park Homeowner Association, Inc.
Board of Directors Meeting
August 26, 2020
6:00PM
Minutes

- 1. Call to Order** Peter Tieslink called the meeting to order at 6:10pm
- 2. Quorum of the Board** Quorum of the board was established with all 5 of the board members present via video conference. Peter Tieslink, Denver fox, and Pamela Miller, Steve Myers and Angela Francisco. HOA Manager, Jessica Treadwell, Present via video conference as well.
- 3. Approval of Previous Meeting Minutes: June and July** Motion to approve June and July meeting minutes as presented by Pamela Miller, seconded by Angela Francisco. All in favor, motion carries
- 4. Financial Update**
 - a. Turnover audit: amount 'Due to replacement fund'** Motion to move \$39,267 per the turnover audit from operating to reserves by Peter Tieslink, seconded by Steve Myers. Allocation to apply amount necessary to true up each line item. All in favor, motion carries.
- 5. Committee Updates**
 - a. ARB- Pam**
 - i. Gutters**

Letters will be sent to those that have approved applications on file stating they did not install as approved and need to be corrected.
Moving forward manager will follow up on all gutter installs after approval to ensure proper installation.
 - b. Events- Angela**

Alex Moody provided an update for the virtual trivia. 1st event scheduled for September 10th. Information will be shared via the facebook page.
HOA Zoom account is open to community members to utilize if they would like. They need to contact Melrose management at least 2 weeks prior to their event to confirm availability.
 - c. Grounds- Peter**

There are 2 open seats on the committee
Committee will be walking with the landscape vendor every 2-3 months
Committee is working on getting quotes for the playground and or pergolas in the pool area
They are also making a prioritized list of improvements to be presented to the BOD



d. Communications- Denver

- 2 open positions on the committee

6. Old Business

- a. Speed limit signs-** A request has been put it with Orange county. They need to come out and monitor the area to determine if signs are needed. Could be several months before we know anything.

7. New Business

- a. Response time- board members and Melrose** Angela asked that all board members be timelier in responding to emails. Manager was asked to as well.
- b. Update on Bulletin Boards-** Delivery delayed due to Covid-19. Should be installed by 9/5/20
- c. Pool Rules and Consequences-** Manager to reach out to association counsel regarding suspending access to amenities for not following the rules.
- d. Amenities and Property Priorities** Board has requested manager to bump up the violation timeline to every 2 weeks rather than 30 days in between letters.
- e. Amendments to bylaws- rentals** We will need to work with association counsel to draft an amendment to cover any changes to rental restrictions. Denver will get information and provide it to the rest of the board to review.
- f. Pool side gates-** Manager was asked to reach out to the insurance broker to determine if putting bike locks on the side pool gates was ok.

8. Open Forum

9. Date of Next Meeting: Board meets on the 3rd Wednesday of the month at 6pm. Next meeting date is September 16th.

- 10. Adjournment-** Motion to adjourn at 7:42pm by Peter Tieslink, seconded by Steve Myers. All in favor, motion carries.

