



Latham Park Homeowner Association, Inc.
Board of Directors Meeting
September 16, 2020
6:00PM
Minutes

- 1. Call to Order:** Peter Tieslink called the meeting to order at 6:02 PM
- 2. Quorum of the Board:** All 5 members present
- 3. Affidavit of Notice:** Notice was posted onsite on 9/10/2020 with all BOD meeting dates for the remainder of 2020.
- 4. Financial Update:** Angela provided a quick over view
- 5. Committee Updates**
 - a. ARB- Pam:** No update, ARB to have Architectural guideline changes to the board by October 19th.
 - b. Events- Angela**
 - i. Halloween House Decorating Contest: all that want to participate need to have their house decorated by October 24th to be entered into the contest. 1st place winner gets a \$50 gift card, 2nd place winner gets a \$25 gift card and 3rd place winner gets a \$10 gift card. Voting will be done on the new website.
 - ii. Thanksgiving food Drive: November 14th between 10am and 2pm is the designated time to drop off all donations at the pool. Splitting between 2nd harvest food bank and furloughed Disney cast members(castmemberpantry@gmail.com)
 - iii. Christmas Event: house decorating contest, Angela to coordinate with Santa & Mrs. Claus to come out and possibly take social distance photos.
 - c. Grounds- Peter**
 - i. Holiday lighting in progress-
 - ii. Landscape companies that offer discount rates for multiple contract are being narrowed down to 5. These will just be posted on the website as suggestions not requirements and will be up each individual homeowner to participate or not.
 - iii. Several concerns surrounding landscape maintenance
 - Weeds and irrigation are the main concerns
 - Tree replacement: 1 tree on Bradleigh and 4 palms on lake huckleberry
 - Tree trimming quote
 - Overall communication
 - Board requested a copy of the maintenance schedule as well as the schedule for weed treatments





d. Communications- Denver

- i. We currently only have about 106 homeowner emails to be able to communicate with electronically
- ii. Quarterly Newsletter is a good idea to remind owners of common concerns as well as be able to provide the information to any new owners.
- iii. Lathamparkhoa.com should be up and running in another month, QR code to be put in the bulletin boards so members can scan it and go right to the website.

6. Old Business

- a. Pool side gates: update from insurance regarding locking of the side gates**
Insurance broker said because these gate were intended as service gates and not as alternate entrances or exits
- b. Speed limit signs**

7. New Business

- a. Budget meeting date**
- b. Fining/Pool Rules and Consequences**
- c. Amenities and Property Priorities**
- d. Amendments to bylaws- rentals**
- e. Discussion of process for homeowner properties when not in compliance**
- f. Welcome Packet**
- g. Reserve Study Update**
- h. Street Trees**

8. Open Forum

- 9. Date of Next Meeting: Board meets on the 3rd Wednesday of the month at 6pm.**
Next meeting date is October 21st.

10. Adjournment

