



Latham Park Homeowner Association, Inc.
Board of Directors Meeting
November 18, 2020
6:00PM
Minutes

1. **Call to Order:** Peter Tieslink called the meeting to order at 6:01pm
2. **Quorum of the Board:** 4 out of 5 members present via zoom conference call at time meeting was called to order. Steve Myers joined a little later.
3. **Affidavit of Notice: Notice was posted onsite on 9/10/2020 with all BOD meeting dates for the remainder of 2020. Budget notice and copy of the budget were mailed 14 days in advance.**
4. **Approval of Previous Meeting Minutes: October 21, 2020:** Motion to approve the October 21st meeting minutes by Peter Tieslink, seconded by Denver Fox. All in favor, motion carries.
5. **Financial Update:** Angela provided a brief update on the current position of the community.
6. **Committee Updates:** Each board member provided an update on the committees they oversee. Committees looking to add new members need to present names to board for approval.
Board also stated the Facebook page is not an official form of communication for the community. Proper communication channels are through Melrose and management company website as well as community's new website: lathamparkhoa.com.
7. **Manager Update:** Inspections are still being done twice a month. Board asked manager to not do inspection on Wednesdays or Thursdays to avoid any confusion surrounding trash cans being out as those are normal trash days.
8. **New Business**
 - a. **Playground Information-** costs were obtained for future planning purposes not to move forward next year.
 - b. **Sunshades-** Peter to provide manager with the contact information for the owner that offered to do this. Manager to vet and ensure they meet insurance requirements for the community. Restrain pergolas before moving forward on this project. Manager still doing research to find companies to restrain.
 - c. **Landscape Items:** Motion to approve the below mentioned bids from REW by Denver Fox, seconded by Pamela Miller. All in favor, motion carries.
 - d. **Fire ants at entrance:** manager to get a quote from REW for application of Top Choice in all common areas to help with the ants.





- e. Trash in ponds:** Motion to approve Aquatic Management and Consulting to remove trash from all 6 ponds on a weekly basis in the amount of \$300 by Pamela Miller, seconded by Peter Tieslink. Noted to not visit on Wednesday or Thursday to avoid trash days.
- f. Letter to send with revised budget:** board made revisions manager will send updated letter to board for one final review after changes are made. Form to provide email addresses to be sent as well.
- g. Community Standards- discuss and approve ARB recommended changes:** Motion to approve the changes as presented by Pamela Miller, seconded by Angela Francisco. All in favor, motion carried. Above letter mentions the changes and directs owners to websites to view changes (that will be in red)
- h. Amendments to the documents:** Board to review draft amendment sent by counsel and get any changes back to manager by Monday Nov. 23 at the latest. Membership meeting to vote on changes is tentatively scheduled for February 17th at 7pm. Manager to check price and availability at Orange County National Golf Center and Lodge. This date will also serve as the annual/election meeting date to take place after the amendment meeting. Manager to consult with association counsel on both given Covid and it being secret ballot.

9. Open Forum

Algae is a problem this time of year, it was asked if there was a fish we could put in the ponds that would eat the algae and reduce the order produced from an algae bloom. Manager will ask pond vendor.

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

- 11. Adjournment:** Motion to adjourn at 7:33pm by Denver Fox, seconded by Peter Tieslink. All in favor, motion carries. Meeting adjourned at 7:33pm.

