



Latham Park Homeowner Association, Inc.
Board of Directors Meeting
Aug 18, 2021
6:00PM

Meeting Minutes

1. Meeting called to order at 6:10 PM.
2. Quorum established with Denver Fox/President, Emily Wilcheck/Secretary and Bill Colburn/Director present.
3. Affidavit of Notice: Notice was posted onsite and on lathamParkHOA.com at least 48-hours in advance of the meeting with all meeting dates through March 2022.
4. Meeting Minutes for July 25, 2021, approved, with a motion opened by Bill Colburn, 2nd by Emily, motion passed.
5. Committee Updates
 - a. ARB Committee agreed to provide Board with general numbers on number of applications and types of requests.
 - b. Communication Committee
 - Obtained approval refrigerator magnets and other give a way.
 - Melrose Management website updated to reflect Latham Park HOA website as per committee request.
 - Communications Committee has set up the Facebook page.
 - Several plugins for website are up for renewal. Board has approved the renewal or purchase.
 - c. Grounds Committee
 - Met with company to discuss options for playground. Will present bids once obtained from contractor.
 - Angie Adams and Denver Fox will work together to organize a tree trimming event. Will discuss HOA liability with insurance provider (Nancy).
 - d. Events – No current updates
6. Manager Update
 - Pool side and back gates will be repaired once contractor receives supplies such as meshing for bars, hinges, and parts for panic bars.
 - All agreed that no key is necessary. Gates will be used for egress only.
 - Pool furniture expected to be delivered in August or early September
 - Upgraded umbrellas are 10-12 week out for delivery, should arrive in October.
 - Will provide Board with breakdown of violations letters (types) for website.
 - Fireplace repair will take place once vendor receives parts. Will follow up to schedule appointment prior to next meeting.
 - Obtained bids to have pocket parks surrounding areas power washed.
7. New Business
 - a. Pending additional proposals for boardwalk clean up and Ligustrum removal.
 - b. Pending additional quotes to add more outlets in the entry median for holiday lights.
 - c. Bill opened a motion to reimburse Denver for cost to renew/upgrade the Zoom License. Emily seconds the motion. Approval approved. Pending invoice from Denver to have HOA send him a check.
 - d. Board agreed to further research process to obtain a working HOA credit card.
 - e. All agreed to wait on making a decision for armadillo pest control.
 - f. Garbage can enforcement starting September 15th, warning will be posted on Latham website prior to violations being sent.
8. Angela Francisco/Treasurer and John Cirrincione/Vice President resigned from the Board effective immediately on August 18, 2021. Remaining Board Members will determine how to proceed to fill the vacant spots. Volunteers were requested.
9. Ad hoc Committee created to assist in bidding request (RFB) for new Management Company. Motion opened by Denver, second by Emily, Bill agreed, motion passed. Brad Molder will chair the committee. Meeting will take place in September. Will be posted on media channels. Goal is to have a decision made withing two-three months.



10. Discussed Book Sharing shelf for pool area, HOA will purchase one shelf, a generous homeowner will donate a second shelf.....
11. Date of Next Meeting: Board meets on the 3rd Wednesday of every month at 6pm.
12. Motion opened by Denver to adjourn meeting, second by Bill and Emily. Motion passed; meeting adjourned at 7:53PM.

