

Latham Park Homeowner Association, Inc.
Board of Directors Meeting
February 16, 2022
6:00PM

Meeting Minutes

1. Call to Order – Meeting called to order at 6:00 pm.
2. Establish Quorum of the Board - Bill, Denver and Emily 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 December 2022.
4. Approval of Previous Meeting Minutes: January 2021 - Bill moves to approve. Denver second. All in favor, motion carries.
5. Committee Updates
 - a. ARB Committee
 - i. Permanent Holiday Lighting Proposal - Bill moves to approve. Denver second. **All in favor, motion carries.**
 - ii. Handrails for Porches Proposal - Denver moves to approve. Bill second. **All in favor, motion carries.**
 - b. Communication Committee
 - i. BOD Intent to Run form- 6 Candidates submitted to date
 - c. Grounds Committee
 - i. Pressure wash quotes
 - Agreement to develop a maintenance cycle for pressure washing in community areas/scheduled maintenance (ex: all areas power washed Feb of each year)
 - 2022 Budget for pressure washing: approx \$13k/year
 - Current bids - Waiting for third quote from Cherry Lake
 - a. Phoenix Quote: \$10,375
 - b. Top Dawg: \$7,700
 - c. Cherry Lake: still waiting
 - ii. Sprinkler Repair Quotes- Cherry Lake Quote \$3,237.21
 - Cherry Lake has provided a list of sprinkler repairs for items noticed as needing attention over the last 3 months
 - Large items: single station battery controller
 - a. Ashton Woods installed a battery pack controller to control irrigation in some parts of our neighborhood; when they go out, irrigation does not work in that area.
 - i. We are at risk of brown-out if warms up while these controllers are out.
 - ii. re-sodding could be more costly
 - b. To avoid battery pack issues, we could install a different type of controller (possibly consider even wifi controller). Waiting for additional information on cost but vendor advised could be substantial.
 - c. Cherry Lake has suggested capping irrigation heads around established trees (\$5/tree to cap).
 - i. some concerns about the number of trees that would be involved.
 - ii. Could ultimately save on water
 - Bill moves to approve Cherry Lake Quote for sprinkler repair. Denver second. **All in favor, motion carries.**
 - iii. Cherry Lake also identified shrubs and hedges that are past their usable life and will need replacement.
 - iv. TDM Landscaping Pocket Park Update
 - v. Current Playground fix update - repair completed
 - vi. New Playground Updates- Permits submitted eta March-April
 - vii. Park Benches
 - Quotes for 2 bench would be approximately \$8,000
 - Good to have pricing for reference. Will hold as not priority at time time and higher cost.
 - Pocket Park has rusted bench that needs repair - will

- d. Events
 - i. New Chair volunteer
 - ii. Interested members please email Denver
- 6. Manager Update - Melrose unable to attend
- 7. Old Business
 - a. Pool Gates update - ongoing continuing issues with prior vendor recommended by Melrose. Found an alternative vendor that willing to fix issue
 - i. Mossy Oak - \$3,850 (need 8-12 weeks leave time)
 - ii. Need to determine if comes from misc budget or reserve
 - iii. Denver moves to approve Mossy Oak quote. Emily seconds. **All in favor, motion carries.**
 - b. Pine Trees in Common area off Bradleigh
 - c. Dead Palm tree across Seidel - Cherry Lake is scheduling
 - d. Leaning Crepe Myrtle in pocket park- root ball is bad due to swampy fill from Ashton Woods
 - i. Another tree would likely have the same issue.
 - ii. Cherry Lake recommended considering bird of paradise
 - iii. Emily moves to approve quote from Cherry Lake (max \$600) to remove crepe myrtle and replace with bird of paradise, with plan to negotiate labor lower than the current quote if we can remove tree in advance. Bill second. **All in favor, motion carries**
- 8. New Business
 - a. Election Update - Election set for April
 - i. Mailing out first notice in next two weeks.
 - ii. Look into possibility of indoor location for annual meeting
 - b. Management Company Discussion -
 - i. Task force secured proposals from several management companies.
 - ii. Interviews were held on January 11 with top two finalists.
 - iii. Through RFP process, we identified that Melrose's current rate was approximately \$15K higher than competition. Melrose has now submitted a proposal in line with lowest bid (however still have higher ancillary fees than other companies)
 - iv. Don Asher lowest bid and had great reviews (some communities 20 years, 12 years)
 - v. Sentry was nice presentation but when put out information to community, feedback was negative from past experiences
 - vi. ARB feedback was support of Don Asher - primary driver was software offered by Don Asher that drive efficiencies for both ARB and owners
 - vii. Bill moves to switch to Don Asher. Emily seconds. **All in favor, motion carries.**
- 9. Open Forum
 - a. Trash Cans - melrose has not been enforcing cans that are visible from alley way. They will be starting that enforcement. Reminder will be included in weekly news blast
 - b.
- 10. Date of Next Meeting: Board meets on the 3rd Wednesday of every month at 6pm.
- 11. Adjournment. Denver moves to adjourn at 8:04 pm. Bill seconds. **All in favor, motion carries.**