



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

**Meeting Minutes**

1. Call to Order – Meeting called to order at 6:05 pm
2. Establish Quorum of the Board - All three Board members 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: February 2021. Emily moves to approve. Denver seconds. **All in favor, motion carries**
5. Committee Updates
  - a. ARB Committee
    - i. Paint Color Proposal - would like to add language to allow paint colors that are similar to existing approved colors as language regarding approval of paint
      - Application would need to show approved color compared to requested color
      - Takes into account that Sherwin Williams may discontinue colors, make alternative colors that are very similar, and opens door for Owners to find other Brands with similar colors
    - ii. Neighborhood feedback on confusion as to what is required for an application
      - questions arising about why a property survey is needed for home painting
      - ARB will look at suggested language updates to application
  - b. Communication Committee
    - i. Working on setting up electronic voting for Annual Meeting
  - c. Grounds Committee
    - i. Pressure wash quotes - common areas, 46,500 sq ft of curbing, sidewalks, c-stations, street gutters
      - Quotes: Phoenix Works (\$10,375); Top Dawg (\$7,700); Cherry Lake (\$9,786)
      - Committee concern about Top Dawg's capacity to handle this large of a project (primarily residential business); Phoenix was easy to work with, demonstrated a strong understanding of what was needed (mainly work with HOA); concerns with Cherry Lake as still having to follow up on existing landscaping issues
      - Grounds Committee expressed preference to going with Phoenix as the Company specializing in this type of work
      - Emily moves for the Grounds Committee to go back to Phoenix to see if can match Cherry Lake or better the price to under \$10K and confirm that the work would include the entry signs (entrance and roundabout). Bill seconds. **All in favor, motion carries**
    - ii. New Playground Updates- Permits submitted eta April-May
    - iii. Painting/Staining in Pool Area
      - Areas needing attention: external beams (facing pool, facing street) need cleaned and maintained (cracks evaluated, stain and sealant to protect from weather)(would be a capital expenditure coming from reserves)
      - Wooden Furniture needs to be re-stained
      - Cracked and loose pavers by back fireplace area (should have entire pool deck evaluated)
    - iv. Rust spots on benches in pocket park - Melrose has asked Stanley to evaluate if can be patched
    - v. Pool Gate Update - Mossy Oak still waiting for check to arrive via USPS
      - Check mailed approximately two weeks ago.
      - Melrose to follow up with them tomorrow (March 17) to validate the check arrived.





- e. Events
  - i. Easter Egg hunt was great success last year. Would like to revisit for this year.
    - Ask for Owners to volunteer to pick up eggs and stuff them
    - Will use existing eggs that are in storage closet
    - Denver moves to approve up to \$500 for event. Bill seconds. **All in favor, motion carries**
  - ii. Communication committee to put out a blast about committee members and Chair
- 6. Manager Update
- 7. Old Business
  - a. Election Update - Have 8 applicants submitted for Board (Melrose to vet to make sure qualified)
    - i. First Notice sent out
    - ii. Plan to have written Ballot going out Thursday/Friday (must be mailed by March 21)
  - b. Transition to Don Asher - effective May 1, 2022
    - i. Denver receiving regular status updates
  - c. Precedent for common area trees too close to owners' homes
    - i. Looking at establishing a standard to understand location of trees in common areas in proximity to houses
    - ii. Chuck Bradley raised concern with pine trees adjacent to property line - requested to be considered to have Owner agree to pay to contribute to change of landscaping (Crypt Murtle seem like a good option)
    - iii. Denver started a framework and will share with grounds committee
- 8. New Business
  - a. Adobe Professional Invoice Reimbursement - Denver needed to purchase Adobe in order to electronically execute documents and contracts on behalf of HOA.
  - b. Pool Area Maintenance - see above update in Grounds Committee
- 9. Open Forum - Denver seeking volunteer who may have AV skill to assist with set up for in person meeting at pool house
- 10. Date of Next Meeting: Board meets on the 3<sup>rd</sup> Wednesday of every month at 6pm. Will be annual meeting and elections
- 11. Adjournment. Bill moves to adjourn meeting at 7:15 pm. Denver seconds. **All in favor, motion carries.**

