

Latham Park Homeowners Association Inc.
Board of Directors Meeting
June 15, 2022, 6:00 PM via zoom
Meeting Minutes

Call meeting to order – Denver Fox called the meeting to order at 6:02 pm

Quorum was established - In attendance via zoom was Denver Fox, Haley Pereira, Fernando Pedromo, Emily Wilcheck, Bill Coburn, and Laura Caprio representing Don Asher & Associates.

Approval of minutes – Bill Coburn made a motion to approve the meeting minutes from May 18, 2022, Fernando Pedromo seconded pending modification of adding comma to TLM rate.

Financials- There were no financials currently to review.

Collections- There are no collection issues.

New Business:

There was a discussion about happy hour T-shirts

Emily Wilcheck made a motion to approve the use of the logo and communications of the happy hour event. Denver Fox seconded. All were in favor.

There was a discussion on Pride flags at the entrance of the community. The board is looking for volunteers to help come up with guidelines on how long decorations can stay up.

Emily Wilcheck made a motion to approve a decoration committee. Denver seconded. All were in favor.

Fernando Pedromo made a motion to remove flags that were not approved. Emily Wilcheck seconded; all were in favor.

Pond maintenance bids were tabled until the board has received all bids to review.

The board will be reimbursing the owner that was charged for having his vehicle towed.

The board received clarification from the association attorney about rule changes and obligations. Before next meeting all new rules will be mailed to the membership than approved at the next board meeting.

Backflow testing has been put on the schedule.

Old Business - There was a discussion on the voting of the bylaws. Quorum was achieved 240 votes were collected. Still have not reached the required number of votes on any amendments to pass approximately 206 votes with 70% in favor.

Bill Colburn made a motion to close voting. Haley Pereira seconded All were in favor.

Gate update, Mossy Oak is currently remaking the gates. Waiting on update for completion.

Pool is closed after dusk.

Grounds Committee updates:

- **staining update** – painting vendor will be sampling stain colors to ensure matches expectation
- **pool paver update** – waiting for confirmation on date from vendor. This vendor ultimately came in at \$700 (as opposed the other quote of \$1800)
- **playground update** – County permits approved. Hedges were removed in preparation for expansion.
- TLM update – Simon has requested a map of our irrigation system. Denver reached out to prior vendor to see if they have a map.
- **Umbrella stands**
 - Wayfair umbrellas from last year have weak stands the wind is actually picking up stand. Quote for commercial grade (100 pound) umbrella stands to appropriately support our umbrellas is \$1449.30. Continue to remind community to close umbrellas. Our commercial-grade umbrellas are holding up well.

Denver Fox made a motion to approve purchase Haley seconded all in favor.

ARC Update - Don Asher is currently working on providing access to ARB members to submissions.

Next meeting date July 20, 2022, at 6:00 Pm via zoom

Adjournment with no further business the board adjourned the meeting at 7:43pm