

**Latham Park Homeowners Association Inc.**  
**Board of Directors Meeting**  
**August 17, 2022, 6:00 PM via zoom**  
**Meeting Minutes**

**Call meeting to order** – Denver Fox called the meeting to order at 6:05 pm

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

**Approval of minutes** – Bill Coburn made a motion to approve the meeting minutes from July meeting. Denver Fox seconded.

**Financials-** Denver Fox reviewed the financials reported the association was in good shape.

**Collections-** Denver Fox reviewed the collections, they are currently a little high possibly due to the transition of management companies. Management will provide the board with a collection policy to review.

**Old Business-** The “No Overnight parking signs” have been installed at the pool parking area.

Denver Fox made a motion to approve the bid from Vice painting in the amount of \$1500 to repair the boardwalk. Fernando Pedromo seconded. All were in favor.

**Arc** – The ARC wants to remind residents to include the property survey and landscaping changes in their applications. The board would like to make sure all basketball hoops are in good condition. The board will provide management with permeant holiday light document.

**Grounds-** Bill Coburn made a motion to approve the bid from TLM for the irrigation audit. Emily Wilcheck seconded. All were in favor.

Denver Fox made a motion that TLM can repair anything that is \$500 without board approval after presenting it to the board with detail items of what needs to be repaired. Fernando Pedromo seconded. All were in favor.

**Playground-** Denver Fox made a motion to approve the bid to level the area at the playground that needs sod in the amount of \$600. Bill Coburn seconded. All were in favor.

The board agreed to allow Angie Adams to pull bushes instead of paying TLM to do the job.

**Decorations-** The annual plan for decoration is as following October 1<sup>st</sup> - November 31<sup>st</sup> Fall decorations. December 1<sup>st</sup> -January 15<sup>th</sup> Winter decorations. May1<sup>st</sup> – May 31<sup>st</sup> Patriot decorations. June 1<sup>st</sup> – June 30<sup>th</sup> Pride decorations July 1<sup>st</sup> - July 8<sup>th</sup> Independence decorations.

**Events-** Haley Pereira made a motion to vote in Leah and Angel for the events committee. Bill Coburn seconded. All were in favor.

**Communications-** Denver Fox made a motion to renew the community website. Emily Wilcheck seconded. All were in favor.

Denver made a motion to renew the zoom application for zoom meetings and to be reimbursed for his expense that was charged to his credit card. Emily Wilcheck seconded. All were in favor.

**Next Meeting Date** September 21, 2022, 6:00 pm via zoom

**Adjournment** with no further business the board adjourned the meeting at 7:51pm