

## MINUTES

### Legends at North Park HOA Board of Directors Meeting

Thursday June 17<sup>th</sup>, 2021 at 4:00 P.M.

**Attendance: Lorraine Walker (President), Lynn Collings (Vice President), Gretchen Stelling (Board Member), Deanna Bodily (Secretary).**

#### **Agenda Items:**

##### **1. Greetings.**

Lorraine Walker started the meeting and welcomed everyone. Doug White was unable to attend and was excused. A copy of the minutes will be given to Doug to update him on the agenda and discussions.

##### **2. Approval of minutes from February 24<sup>th</sup>, 2021 Meeting.**

A copy of the minutes were given to all members of the Board for their review. Lynn Collings motioned they be approved, and Gretchen Stelling second the motion. Minutes were unanimously approved.

##### **3. Updates.**

- a. On April 11, 2021, Doreen and Wil Finley (#9) requested Board approval to install a flower bed/border that abuts their home in the back. Rather than making them wait until the next quarterly meeting, Wil provided a drawing of their requested project to the board. Copies of his request along with the drawing were forwarded to the Board members via email and the board unanimously approved their request.
- b. Several other homeowners called President Lorraine Walker for verbal approval for them to make changes to their landscaping. All those homeowners were informed that they would need to prepare a formal request to be acted upon by the board. One homeowner was informed of the process and Lorraine personally reviewed the by-laws with them so they could better understand the rules. None of those homeowners submitted written requests.

##### **4. Maintenance Committee.**

Paul Nelson was unable to attend the meeting however a few maintenance issues were discussed.

1. Each homeowner is responsible to maintain their own flower beds whether they are living there or not.
2. Each homeowner is responsible to maintain the tree's on their property.

## **5. Maintenance Reserve Committee Report/Gretchen Stelling**

A Maintenance Reserve Committee was formed with Gretchen Stelling chairing with Howard Gray, Paul Nelson and Linda Roberts as committee members. The committee reviewed the existing budget and reserve accounts to make sure enough money has been budgeted for future repairs. The follow companies have summited bids on future projects.

1. Poly-Lift Concrete Lifting & Leveling – Side Walk and Curb and Gutter Repair
2. Palisade Fence Company – Replacement of Fence Sections
3. Roofing and Fencing/Homestead Construction Dev. / Mike Balls Owner. – Pump House
4. Top Job Asphalt. – Road sealing.

The following budgeted items will remain the same.

1. Road sealing reserve.
2. Pump house roof reserve.
3. Sprinkler reserve.

The maintenance Reserve Committee will review the Curb/Gutter and Sidewalk reserve for possible increase in the amount budgeted. Gretchen Stelling will present to the board any changes if necessary.

A copy of the bids will be attached.

The board discussed the possibility of installing a gate on the south side of the HOA property to prevent people from entering the property from the south side. It will have to be reviewed with the canal company to see if it is a possibility.

The board discussed appointing a Landscaping Advisory Committee. Any changes will be reviewed and approved by the Board of Directors.

## **6. Bylaw/CC&R updates and creating HOA landscaping plan – Lorraine Walker/Lynn Collings**

Lorraine Walker (President) contacted John Richards Attorney at Law in regards to the CC&R's and By Laws up-date for the Legends At North Park . Mr. Richards have been an HOA attorney for 21 years. He is the author and helped draft the State Code 57-8a. He has a flat rate cost of \$3,200.00 to \$4,200.00 to review and suggest any changes that should be made in the CC&R's. He will also come and talk with the residents and explain any changes that will be made in the current CC&R's and By Laws. (He does not charge for travel time).

After discussion , Lynn Collings motioned and Gretchen Stelling second and approved by all board members to contact Mr. Richards. Lynn Collings will procede with contacting Mr. Richards.

Lorraine Walkers tendered her resignation as President . The board thanked her for the service and time she has spent in behalf of the community. She will be moving in July. Lynn Collings will become

the interim President until the end of the year. It has been motioned by Lynn Collings and second by Gretchen Stelling to ask Gary Gibbons as an interim board member until the end of the year.

This was approved by all board members.

Meeting Adjourned at 7:00 P.M.