

Laurel Hollow Condominium Association, Inc.  
Board of Directors meeting  
October 16, 2018 4:00pm

Attended by: Onsite: Chris Allen, Norm Arnold, Brian Cremin, and Don Parsons  
Via Phone: Ben Sprunger

The meeting was called to order by Don Parsons at 4:00pm. 2<sup>nd</sup> by Norm Arnold.

A motion to waive the reading of last month's minutes was made by Norm Arnold and seconded by Chris Allen. The motion was unanimously approved.

#### Treasurers' report

Norm Arnold reported a year to date net profit of \$18,119.00. He reported that compared to last year as of 9/30/2017 we were at a net profit of \$30,841.00. This is the first time since 2011 that the net profit has been under \$20,000. Norm reported that there will be a finance committee meeting next week. There is a significant increase in expenses so we should anticipate a possible increase in fees for 2019. Chris Allen asked about whether or not it would be possible to do a one time assessment instead of raising the quarterly fee. Norm stated that it would be considered and that he actually found out that it is actually a plus for the market value of homes if we keep the maintenance down. He commented that there are still 3 people that are delinquent on their maintenance and 5 that are still short the payments of \$25 as owners have not made changes to their auto payments for the adjustment from \$625 to \$650 per quarter in 2018. He also commented that they will come to the November meeting with the 2019 proposed budget and they will discuss and vote on the budget in the December meeting.

Due to Don and others being out for the November 20<sup>th</sup> meeting, the date was moved to November 13<sup>th</sup> at 4pm instead.

A motion was made by Ben Sprunger to accept the Treasurers' report and seconded by Chris Allen. The motion was unanimously approved.

#### Director's reports

Don Parsons

- Don brought up a suggestion for discussion to set up a Past Presidents Advisory Counsel. This group will give advice and suggestions to the Board on go forward topics and projects.
- Norm said that this had been done in the past and was a good idea.
- Don asked if someone would like to volunteer to be the group head and Sue Doherty volunteered to be the chairperson.
- It was determined after the meeting that only former presidents that fulfilled their full term would be on the advisory committee.
- Don also prepared a Hurricane Information sheet for LH. It will be distributed with the meeting minutes.

Ben Sprunger

- No updates.

Brian Cremin

- No updates.

Chris Allen

- Mentioned that new phone list was sent out but that there have been a few changes so a revised list will go out. Please send any corrections to [audigirl77@comcast.net](mailto:audigirl77@comcast.net) if your number is incorrect.

### Old Business

- East and West Fencing Discussion
  - There was another discussion in this meeting about the east and west fencing as those that have those fences were under the impression that their fences would be done as part of the \$400 assessment. It was clarified that the assessment was only to cover the Laurel and Roberts road fences but that money is being moved into reserves to be used at a later date. There is no set date or timeframe of when either of those fences will be done. It was noted that the west side fence is next to a development that is going in so that will depend on what they do as well.
- Fountain Lighting
  - This issue was deferred again until such time that we can review options that are available for lighting, pricing, etc.
- Cabana repairs update
  - Tom got sealing estimates totaling \$2,000 and \$1,000.
  - He reported that they power washed the pavers and that water was washing away the sand. He repairs as needed.
  - There is still a light out in the pool as it appears that it was put back in the hole but the light still does not work.
  - He also commented that he didn't think that they were vacuuming the pool or cleaning at all. There was a take away to try to find the contract to see what was agreed upon for services.
  - Don talked with the new property manager and was able to get a contractor to come out next week to give us an estimate on soffits and holes in tower.
- Management Company update
  - See update below.

### New Business

Aquatic Weed recommendations

- Chris Allen talked with Aquatic Weed about the pond. They have suggested we may want to look at getting a third aerator over behind Mike Torina's house to help with water oxidation.

Bloomings Plan of Action – see below under committee reports

### Committee reports

Mike Torina reported that all gates are working properly.

Barb Newton reported for Nancy DeForge that the Garden Committee had no updates.

Rich Roelant reported on Bloomings and the status of their service.

- There continues to be issues with the grass and the condition of a lot of yards is poor. 18 lawns dead and will be paid for by Bloomings to replace.
- They have a new chemical that allows the grass to hold water more effectively that they may try.
- Many are still upset with the service provided by Bloomings but there are others that are also still okay with the services provided.
- Don will be writing a letter to Bloomings to try to get them to do the work as defined by the contract, issues with lawns, watering, trimming of shrubs, weeding that they are not doing.
- Norm again commented that there have been many times that we weren't charged for work that Bloomings had done in the past.

Joyce Fairchild reported on the social events planned in the upcoming months.

- There will be a 4<sup>th</sup> Wednesday of the month Happy Hour at 5pm on 10/24.
- There will be a Halloween Dog Parade on 10/31 at 5pm followed by a party at the pool at 7pm.
- Coffee Hours will begin again in November 3rd at 9am. These will always be the 1<sup>st</sup> Saturday of the month.
- A Holiday party will be held Wednesday, December 12<sup>th</sup> at 5pm.
- There will also be a Happy Hour on 12/26 at 5pm.
- She also commented that they have meetings at the Cabana at 3pm the 1<sup>st</sup> Tuesday of each month. All are welcome and bring your suggestions.

Lorie Lettinga reported that there were no items on the volunteer list as this time for LH.

- She also commented that she did get pricing for water aerobics @ \$40/hr. If anyone was interested they should contact Lorie Lettinga at [a\\_lettinga@hotmail.com](mailto:a_lettinga@hotmail.com)

### Management Company update

Don Parsons gave an update on the search for a Management Company.

- It was determined that the property management company would be Sunvast.
- Fee for this management company was noted that it was \$50 less than what we pay currently for Carole Ann's services.
- They have been in business for 10 years and have referable clients that Don and the committee reviewed. It was determined that Chris Allen will email out the referral letters to all residents.
- It was decided that a special meeting will be called on 10/26 to meet with the property manager.
- Teri McLeod asked about Carole Ann. It was discussed that she would be helping with the transition of the work to the property manager and would be retiring as of 12/31/18.

- Cindy Kauffman asked about fees and terms. The fees to LH would be \$750 per month, will have a mutual 30 day termination, and annual increases would be capped at 2.5% per year.
- Larry Covellone asked if committees would remain in place. Yes, all committees will function as they do today.
- Al Lettinga commented that he felt that this was not a good decision as he and his family have used property managers for over 30 years and the experiences were never successful.
- Brian Cremin commented that they were a small business catering to smaller communities which made them more attractive than others.
- Sue Doherty asked about what services they would provide. Financial, budgeting, secretarial support, website management, annual meetings, and year end closing.
- Don Parsons mentioned that he was familiar with Sunvast as they used them at the Lake Arrowhead property in the past.
- Ben made a motion about the contract that was later withdrawn.
- There were other questions and comments that were discussed as well at length.
- It was determined that we would sign the contract and start as of 11/1/2018 and an ad hoc meeting would be held with the new property manager on 10/26 at 4pm at the pool.
- Norm made a motion to accept and Don 2<sup>nd</sup>. It was a unanimous vote.

#### Modification requests

- None

#### Approval of Rental & Sale of Residences

- None

#### Residents comments

- See above under property management discussion.

Ben Sprunger made a motion to adjourn and Don Parsons seconded. The meeting was adjourned at 5:51pm. The special meeting will be October 26, 2018 and the next Board meeting will be November 13, 2018.