

Laurel Hollow Condo Association – Board of Director’s Monthly Meeting – 2/16/2021

The meeting was conducted via Uber Conference and came to order at 6:34pm. A roll call of the board was made by the president and a quorum was met. All members of the board were present (Joice Fairchild, Lorie Lettinga, Earl Ipsaro, Jeff Bench, and Jill Harrison).

The meeting minutes of January 19th meeting were adopted as written.

The president’s report included several comments which suggested that a good part of the meeting would focus on the annual meeting and what types of items are being voted on. Joice Fairchild also commended that the high level of volunteerism in the community was amazing and thanked all those which continue to support efforts in LHCA.

Next was the vice president’s report by Lorie Lettinga. Lorie said that she had contacted the local sheriff to discuss a van that was parking in the spot by Robert’s Road, a LHCA property, and a warning was given to the driver. She asked the community to be on guard about this and report any issues.

Earl Ipsaro, treasurer, also commended the volunteers and reported that budget compared to actual for January was favorable, however, the electric bill was higher than expected due to the short cold spell that kept the pool heaters working more than usual. It was noted that January will show a profit.

The facilities director, Jeff Bench, started his report by stating that a filter is being repaired. He also informed everyone that there would be a meeting with Blooming’s regarding the weed situation and that nine soil and water samples would be taken for evaluation. There were positive comments on the approach.

For the secretary’s report, Jill Harrison echoed the volunteerism in the hollow. She mentioned the four home sales being completed in February. Next Jill spoke about the website refresh completed by BasicHOA, Joe McVey’s company is providing us and gave a big shout out to Joe for all he’s completed in less than a year for our community. Then Jill mention the modification process that the board was in the process of streamlining by using the OFFICE ARC site in our online back office. There was an indication that the Annual Meeting Committee would be providing a list of FAQs for the community and it will be on the website. Jill mentioned the fence inspection as part of the conformance and enforcement practice in LHCA and that there were very minimal infractions.

Carol Phillippe gave an update on the Annual Meeting and Election Committee and thanked the team for all their hard work. She indicated that FAQs were being distributed, a list of directions and map to the church was prepared for release, and that ballots can be dropped off at 220 Terry MacLeod’s home.

Lorie Lettinga shared that the cabana and pool areas have more chairs and that cleaning continues at four times weekly. She reminded everyone that showers are required prior to entering the pool to remove lotions that ruin the filters. Lorie thanked the volunteers that saved LHCA a great deal of money by painting the back and front signs and what a great job they did.

Nancy DeForge, who heads the Garden Committee, said that the planters are being replaced although the timing will depend on the weather. She asked who placed the potted large planter at the Robert Rd entrance, however, no one claimed doing it. Nancy shared that a new metal hose was purchased and that some supplies were being relocated in the garage by adding new shelves. She has provided distilled water for the golf cart battery and reminded people to recharge the cart for the next user.

Robin Waters provided a lot of information about the upcoming street party on 2/27. She spoke of the location, types of food, mentioned the music and art work sections, and suggest people consider donations to the food bank and charity. Robin suggested to those that needed a lift to the party to call Fred M. who will pick up people in the golf cart. She reminded everyone about the fireworks finale display and to also wear a mask.

The focus shifted back to Carol Phillippe who also chairs the Welcome committee. Carol mentioned the three new families that recently joined the community. They are the Kenney's at 232, the Hanna's at 236 and Joyce King at 294.

At this point in the meeting we mention if there are any owners that signed up to participate during the meeting. Jill Harrison, secretary, indicated that there weren't any participants for this meeting.

At the start of unfinished business, Jeff Bench made a motion to purchase a Jon Boat, up to 1K dollars. Lorie Lettinga seconded the motion and also found two of the boats online. All voted in favor of the purchase aforementioned.

Jill Harrison continued with unfinished business by mentioning a lot was going on to assure the annual meeting was in order. She said the designator voter list was prepared as required, Venice Printing received our order with all the prepared documents, and that the meeting second notice as required with the agenda and budgets were distributed and posted as appropriate.

Joice Fairchild discussed why there was no need for an election of board members. Since there were two candidates for three open positions, the two candidates were automatically accepted to the board. Jeff Bench and Lorie Lettinga will remain on the board for 2 year terms each. The board is seeking a fifth person as Jill Harrison's appointment will end March 16th at the close of the annual meeting. When chosen, the new board member will finish out a one year term.

The meeting topic turned to Earl Ipsaro, treasurer, who spoke about the importance of the transfer of reserve funds to the road paving project fund. He suggested that a YES vote be made by owners. Otherwise, the possible one-time assessment would be around \$280-300 dollars. Then Earl spoke to the surplus carry over, which pretty much comes up each year, and that a YES vote is needed by the majority. Typically this is built into the budget however, there would be a refund to owners if the vote was NO. At this point Lorie Lettinga reiterated that a vote YES for both the paving project and surplus were important.

Next both Jill Harrison and Lorie Lettinga spoke to the modifications that had been requested. All of the following had been approved after a motion was made by Jill, seconded by Jeff Bench, with the exception of the Richardson's walkway which needed to be further reviewed by the board. Approvals were for 311 Hines – Turf change, 222 Tadder carriage lights and new garage door, 338 removal of a triangle lawn feature, Fisher new landscaping, 285 windows/door/new garage door, 215/220/224 new garage doors, Kauffmann roof reveal 2" each side of valley painted to match the tile color.

There wasn't any new business at this meeting. Joice Fairchild reminded everyone the next meeting was the annual meeting on Tuesday, March 16th at the local Faith Community Christian Fellowship church.

Jill Harrison thanked the board for the opportunity to work with them over the past 9 months, and then made a motion to adjourn the meeting. Jeff Bench seconded the motion and the meeting ended about 7:28pm.

Community input started shortly after the meeting ended.

Prepared by: Jill Harrison, Secretary