

Thursday, 14 December 2006 08:04

## **Lakes 1 Homeowners Association Meeting**

12/12/06

### **Attendees**

Margaret Bouton  
Jerry Jeffrey  
Gary Martin  
Liz Mauer  
George Peakovic  
Robert Sherrill  
Sandeep Vinjamuri  
Kate  
Ben Emery (PPM)

### **Lake Cleanup**

Background: Pulte promised a walking trail around the lake for the use of the entire community, not just Lakes 1 and 2. Lakes 1 and 2 elected not to have a walking trail. In exchange, Pulte has agreed to clean up the lake, replace the large pump with several smaller pumps, install erosion controls (such as planting lovegrass), and put in sterile carp. Because the lake is deeded to both Lakes 1 and 2, both HOA boards have to sign all the paperwork before work can begin. However, the Lakes 2 has more severe erosion issues along Old Maynard Road and would like Pulte to address them in this deal.

Status: Pulte and Lakes 2 have almost worked out the terms of the deal; they are currently talking finances. Ben is hopeful that we will be ready to sign in early January. If that doesn't happen by our February meeting, we will go and solicit bids for the work. However we will have to wait until Pulte and Lakes 2 agree before beginning work. If the lake is cleaned up, we will be in a better position to hand over the lake maintenance to the master HOA.

### **New Trees Planted**

New trees have been planted at Sutter Gate and Coral Creek (near Gray Marble). Homeowners appear to be happy with them. The root balls are sufficiently heavy that they are not expected to blow over in a storm. The board will look for other areas in the neighborhood to plant more trees.

### **Irrigation System**

George Peakovic reported that the sprinkler head near the island at Gray Marble and Sutter Gate is not able to reach the flower beds. Ben expressed surprise that we had an irrigation system since we haven't paid any water bills. Other residents mentioned that the island at Sutter Gate and Coral Creek also has sprinkler heads that work. Ben will research if we do indeed have an irrigation system, and if the master HOA is paying our water bill.

### **Street Lights**

We are now paying the electric bill for our own street lights. It is relatively cheap – about \$12/pole – and we have very few poles (10 or less).

### **Old Maynard Road Construction**

Old Maynard will eventually be paved and be a four-lane road similar to Cary Parkway.

### **Community Watch**

The master HOA is putting together a community watch. Interested individuals should contact Ben.

### **HOA Board Composition**

Robert Sherrill has been added to the HOA board. Gary Martin has been elected to president, Robert Sherrill to vice president, Margaret Bouton to treasurer, and Liz Mauer to secretary. There is still one position open for a member-at-large. Interested individuals should contact Ben.

### **Action Items**

Prepare a letter to the homeowners requesting email addresses, describing the community watch, and letting residents know about the website – Ben

Clean up website and add email addresses for current board and PPM – Liz

**Next Meeting – Tuesday 2/13 at 6:30pm in the clubhouse**