

Lakes 1 Homeowners Association Meeting

02/06/07

Attendees

Gary Martin

Liz Mauer

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: As of 01/29/07 Pulte and Lakes 2 have agreed on the terms of their deal and Pulte has submitted a request to the town of Morrisville to remove plans for a walking trail with letters from Lakes 1 and Lakes 2. It is on the agenda for the next town meeting. The board presidents will go with Pulte to this meeting and verbally give agreement to the town board. If the town agrees, then Pulte will send us an official offer letter detailing the terms of the deal – it will address confidentiality, liabilities, financial terms, etc. – and we will have our attorney review it. Once we sign this, Pulte will write us a check and we can hire a contractor to get this work done. Ben will start getting bids to do this work and will avoid what happened last time – e.g. weeds growing back too quickly – one possibility is using Brickman since they do our landscaping already.

Power Washing Homes

Background: Some of the homes need to be powerwashed to remove mold and algae, particularly near the front of the neighborhood on Chandler Chase and Coral Creek. Ben says we can't pay for this out of HOA dues because the covenants explicitly state that home maintenance is the sole responsibility of the homeowner. Terrace 1 has this same problem and has sent letters to the homes with mold and algae asking the homeowners to power wash the home; if the homeowner doesn't respond within about a month, the HOA will wash it for them at the homeowner's expense.

Status: Ben will get bids to power wash our homes. He will send all homeowners a letter letting them know that if they want to power wash their home, they can go in on our group rate, and the more homeowners we have the cheaper it will be. Interested homeowners can contact Liz to get their name on the list. If after this there are some homes that need to be cleaned and the homeowner did not opt to power wash, then we can deal with those on an individual basis separately.

Car Cover in Visitor Parking

Background: In the visitor parking across from the 600 building on Sutter Gate is a car with a car cover that frequently blows away into other yards. Residents haven't seen this car move in months. It may have also been vandalized since there are key marks on the driver side door.

Status: Liz will send the license plate number to Ben to see if we can contact the car's owner.

Irrigation System

Background: Several residents reported seeing sprinkler heads in our neighborhood. Ben expressed surprise that we had an irrigation system since we haven't paid any water bills.

Status: Not discussed – Ben still researching if we have one and if so, who is paying the water bill. Will discuss at next meeting.

Action Items

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

Send license plate number of BMW parked in visitor parking to Ben so he can contact the owner about the cover blowing off and the key marks in the side – Liz

Research irrigation system in Lakes 1 – Ben

Next Meeting – Tuesday 04/10 at 6:30pm in the clubhouse