

Lakes 1 HOA meeting

6/12/07

Attendees

Ted Chappell

John Dgina

Jerry Jeffrey

Karen Lee

Gary Martin

Joe Mauer

Liz Mauer

George Peakovic

Kathryn Peakovic

Paula Olhoft

Joy Skinner

Ben Emery (PPM)

Landscaping

Mulch:

- Master association isn't mulching this year so we need to decide if we want to pay to mulch our common areas and townhomes
- Choices are mulch or pine straw
- Mulch dries out, but pine straw blows away
- Decision: We will mulch the fronts and sides of the townhomes and the entryway islands; we will do pine straw in the common areas. Homeowners who have already mulched and don't want more mulch can put a sign in their yard saying "no mulch." The mulch will be hand spread and higher quality than last year. Backs of the townhomes will not be done and will be up to homeowners what to do.

Dead Spots:

- All common areas are looking bad
- Not much we can do because it is clay and rock
- We haven't overseeded enough maybe?
- Some Breckenridge subassociations are going with Brickman for landscaping - should we switch?
 - Tabled to next meeting

If there are any concerns with the landscaping please contact Ben Emery at bemery@ppmral.com. Please don't contact Harvest Lawns directly.

Lake Cleanup

Pulte Agreement:

- Both Lakes 1 and Lakes 2 have signed all documentation for Pulte
- Pulte will be sending it to the town of Morrisville for the planning/zoning meeting on Thursday 06/14/06
- The town will accept or reject Pulte's request to not install the walking trail
- If the town accepts, then Pulte will:
 - Install two pumps in the lake (one at the Lakes 1 end and one at the Lakes 2 end)
 - Fix erosion issues in 6-8 predetermined locations around the lake
 - Add 10 loblolly pines along Gary Marble
 - Remove dead trees, briars, and weeds and replace with something like lovegrass to control erosion
- The town can reject and force the walking trail to be built

Other Lake Issues:

- Rats have been spotted around the lake
 - Decision: we will wait to see if the lake cleanup happens to disturb their nests and make them leave
- Can the water level be brought up 1.5 - 2 feet?
 - Ben will ask our pond care company what they think it would take

Irrigation System

- Owned by master association
- Currently installed in Coral Creek/Sutter Gate island and front entryway islands
- Can we extend irrigation to back entryway island? Sprinklers nearby don't reach it - same for front of neighborhood

- Might want to think about planting more permanent heat resistant plants in the entryway islands since water doesn't reach all of them
- Or we can make those areas natural with some pine straw and smaller trees etc.
- Will find out cost associated with extending irrigation

Townhome Maintenance

- 403 Coral Creek has damaged garage door
- 800 Sutter Gate has siding falling off building
- Garage doors with damage from dents from cars will get lette– 403 coral creek – dents from cars

Rental Policies

- No limit currently on number of rental units
- Ben will look up how many rental units we have - he estimates less than 10%
- At some point we may want to consider capping the number of rental units to preserve property values
- Can't charge owners of rental units more HOA fees

Parking Regulations

- Overnight parking on the street and sidewalks has been happening and is not allowed
- Gary met with tow company to make sure they come through more often
- Towing company will be towing more often

Power Washing

- Some townhomes are looking bad
- Don't have interest to do a group rate
- Will select the 10 worst and send homeowners letters

Dogs

- Please pick up after your dogs
- Don't allow dogs to use neighbors' yards for bathroom - use common area

Action Items

Get three bids for mulching/pine straw - Ben

Ask what it would take to raise lake level - Ben

Find out how much it would cost to extend irrigation system - Ben

Next HOA meeting will be Tuesday 8/13 at 6:30pm in the clubhouse