

**Lakes 1 HOA Meeting Minutes**

08/14/07

**Attendees:**

Margaret Bouton (403 Sutter Gate)  
Louisa Busalachi (704 Sutter Gate)  
Ted Chappell (202 Sutter Gate)  
Karen Lee (706 Sutter Gate)  
Gary Martin (711 Sutter Gate)  
Joe Mauer (606 Sutter Gate)  
Liz Mauer (606 Sutter Gate)  
George Peakovic (900 Sutter Gate)  
Kate Peakovic (900 Sutter Gate)  
Chris Reeves (409 Coral Creek)  
Carmen Rodriguez (315 Coral Creek)  
Robert Sherrill (108 Chandler Chase)  
Joy Skinner (101 Sutter Gate)  
Yan Wang (610 Sutter Gate)  
Ben Emery (PPM)

**Meeting Minutes**

Issue	Status	Action Items
Traffic / Speeding  Several residents expressed concerns about speeders in Breckenridge. Recently a dog was hit on Parkside Valley Drive. Residents were concerned that next time it would be a child.	Unfortunately there is not much we as an HOA can do outside of send notices if we observe it in our neighborhood. Several residents asked if one or more speed bumps can be placed on Parkside Valley Drive by Terrace 2. This would be up to the Breckenridge HOA and need to be voted on by all of Breckenridge.  Starting on Wednesday 8/15/07 Morrisville PD will be setting up speed traps along Parkside Valley Drive and writing tickets.	Invite Seargent Champ to next HOA meeting (Gary Martin)

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	<p>Gary invited Seargent Champ from Morrisville PD to attend our next HOA meeting. He will discuss residents' concerns and how Morrisville PD can help.</p>	
<p>Power Washing</p> <p>Many homes in the Lakes 1 need to be power washed. The board previously received bids of almost \$300 / unit and was unable to get enough homeowners to go in together on a group rate to make it cost effective.</p>	<p>Ted Chapell has a contact named Dave who is licensed, bonded, and insured who will power wash for \$75 / unit if an entire building will go in on it. The reason for this is that when power washing a unit, there will be overspray onto neighboring units and that takes time to clean off. If an entire building gets power washed, this is not a concern. All runoff is directed right into the sewer drains.</p> <p>Dave is also able to power wash decks for \$75 - \$150 / deck and driveways for \$25 - \$50 / driveway. He hooks up to each unit's water spigots so he will be using each unit's water supply.</p> <p>Several residents asked if Dave will go so fast he will blow the siding off the building. Ben Emery replied that his insurance will cover that if it happens.</p> <p>Several residents asked if it was acceptable given the water restrictions. Ben Emery said he didn't know and they may know at the end of the week when the restrictions change.</p>	<p>Check if power washing units is affected by water restrictions (Ben Emery)</p>
<p>Pulte / Lake Cleanup</p> <p>A group of residents went</p>	<p>The final hurdle is the Town's Commissioner meeting on 8/27/07. If the commissioners vote against the walking trail and in favor of Pulte cleaning up the</p>	<p>None</p>

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to the town's planning and zoning meeting to show support for removing the plans for the walking trail around the lake and instead having Pulte clean out the lake area.	lake, then work can commence immediately. The commissioners can still vote that the walking trail needs to be built however. If the trail will be built, the lake would have to be made smaller to accommodate the trail. We would fence off the trail to the rest of the town so it would be just for Lakes residents.	
Raising Lake Level	Ben contacted Foster Pond about raising the lake level. It is not allowed because the overspill drain was approved at that height by the town and it cannot be changed. The reason the lake is shallower is due to sediment settling and dredging it would be over \$50K and involve a lot of red tape.	None
<p>Mulching</p> <p>It is time to put down mulch in the neighborhood. Last year residents were not happy with the mulch quality and the blowers that put it down. It got into many AC units. It also looked old after just a few months.</p>	<p>Ben received three bids on mulching the neighborhood. Atlantic Mulch (who did it last year) quoted \$50/yard if they could store the mulch in Breckenridge and blow it into the beds. Harvest Lawns (our current landscaper) quoted \$50/yard for fronts of units and \$35/yard for the sides of units and common areas. They would hand spread the mulch and do trenching. The third vendor quoted \$35/yard but Ben said he didn't want to put down as much mulch. Ben recommends Harvest Lawns. The board agreed. Harvest Lawns will mulch the neighborhood this fall. The next application won't be needed until February 2009. If you don't want mulch, place a sign in your yard indicating so. They won't mulch on top of river rock and the like. Ben will send a letter before the mulching will begin.</p> <p>Seeding and aerating will take place this September.</p>	<p>Sign up Harvest Lawns for mulching and trenching this fall (Ben Emery)</p> <p>Send a letter to homeowners prior to the start of mulching (Ben Emery)</p>
<p>Townhome Maintenance</p> <p>A shutter on 212 Chandler Chase</p>	Ben will send a letter to 212 Chandler Chase requesting them to fix the shutter.	Send letter to 212 Chandler Chase regarding fallen shutter (Ben Emery)

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<p>has fallen off the building.</p> <p>The siding on 800 Sutter Gate had blown off.</p>	<p>The siding on 800 Sutter Gate has been fixed.</p> <p>If anyone needs maintenance completed, Ben can recommend contractors to clean gutters, power wash, replace gutters, etc.</p>	
<p>Extending Irrigation System</p> <p>The sprinkler heads near the flower bed island at Sutter Gate and Gray Marble do not reach the flowers. Similar problems are in the front of the neighborhood.</p>	<p>Extending the irrigation system is very expensive. We will use heartier, heat-resistant plants in these areas instead.</p>	None
<p>Merging HOAs with Lakes 2</p> <p>The Lakes 2 board president approached Gary about merging the HOAs into one.</p>	<p>Benefits discussed include:</p> <ul style="list-style-type: none"> <li>• Lower dues</li> <li>• More money for landscaping</li> <li>• One HOA would own the lake (currently it is shared between Lakes 1 and 2)</li> <li>• Lakes 2 neighborhood could improve</li> </ul> <p>Drawbacks discussed include:</p> <ul style="list-style-type: none"> <li>• HOA has just two members</li> <li>• PPM would not work with Lakes 2 due to past experience</li> <li>• Lakes 2 is affected by conversion of Old Maynard to Louis Stephens Drive</li> <li>• They have many landscaping and drainage issues that would be expensive to fix</li> </ul> <p>Overall homeowners seemed lukewarm to the idea of merging the HOAs. For now no action will be taken.</p>	None

Issue	Status	Action Items
<p>New Landscaping Projects</p> <p>We can start landscaping different parts of the neighborhood that have problems staying green into natural areas.</p>	<p>We will stay with Harvest Lawns for the coming year. Gary and Ben have met with them and described our needs. They will put preemergents out earlier this year.</p> <p>We will start landscaping different areas in the neighborhood. The intersection of Coral Creek and Sutter Gate across from the crescent common area was discussed. We could put junipers or something similar along that bank. This will make it easier to maintain and look green since it is hard to grow grass there. The crescent common area on Sutter Gate could use some shade as well but it would need to be a hardy tree.</p>	<p>Meet with Harvest Lawns to go over options and costs (Gary Martin)</p>
<p>Cash Reserve</p> <p>We have \$50K in our cash reserve. Margaret looked into putting some of it into a higher yield account.</p>	<p>\$30K will be put into a 15 month CD that yields 5.15%. This money can be withdrawn at any time with no penalty as part of a special promotion at our bank. The rest of the money will be saved for the mulching / landscaping this fall.</p>	<p>Put \$30K from cash reserve into CD (Ben Emery)</p>
<p>Next Meeting</p>	<p>The next HOA meeting will be Tuesday October 9 at 6:30pm in the clubhouse. Pizza and drinks will be provided.</p>	<p>Bring pizza and drinks to the next HOA meeting (Ben Emery)</p>