

Lakes 1 HOA Meeting Minutes

10/09/07

Attendees:

Margaret Bouton (403 Sutter Gate)
Ted Chappell (202 Sutter Gate)
Karen Lee (706 Sutter Gate)
Gary Martin (711 Sutter Gate)
Liz Mauer (606 Sutter Gate)
George Peakovic (900 Sutter Gate)
Kate Peakovic (900 Sutter Gate)
Robert Sherrill (108 Chandler Chase)
Ben Emery (PPM)

Meeting Minutes

Issue	Status	Action Items
<p>Traffic / Speeding</p> <p>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.</p>	<p>Seargent Champ from Morrisville PD attended. If a resident sees speeders, call Morrisville PD with the plate number. An officer can come out and try to catch the vehicle if it is still on the road. If a dog or person is hit, there are charges that can be brought depending on the circumstances. Unfortunately Morrisville PD is very understaffed and do not have the personnel to properly patrol the entire town. If a car is a chronic offender Morrisville PD can set a trap for them if a resident calls with specific time windows when the car will be out.</p> <p>Traffic cameras are not in the plans for Morrisville and are quite expensive for us to install on our own.</p> <p>First Tuesday of every month – public safety advisory committee meeting at town hall – residents can go and voice concerns</p>	<p>None</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>We are unable to power wash now given the water restrictions. We will eventually address it after the restrictions are lifted. Entire buildings will need to be done to get the great price from Dave (\$75/unit).</p>	<p>None</p>
<p>Pulte / Lake Cleanup</p> <p>A group of residents went to the town's planning and zoning meeting to show</p>	<p>The town approved our agreement with Pulte. Cleanup will start in November. This will be a cooler time and hopefully the "critters" living in the brush back there will be gone. We invited Chris Raughley from Pulte to attend our meeting</p>	<p>Mark 8 specific areas for erosion control (Gary Martin and</p>

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<p>support for removing the plans for the walking trail around the lake and instead having Pulte clean out the lake area.</p>	<p>but he was unable to make it – out of town. Ben will be compiling a list of questions to send him from homeowners.</p> <p>Residents asked for a detailed scope of work for the lake cleanup. Ben said it was:</p> <ul style="list-style-type: none"> • Install two new fountains in the lake – one near the current one and one at the other end of the lake • Clear brush off bank and install erosion control in 8 specific areas (matting plus special plants) • Limb up trees up to 6 feet (so branches don't start until 6 feet up the trunk) • Remove dead trees around banks <p>We will leave the current pump in the lake but most likely not use it – it is quite expensive to run.</p>	<p>Ben Emery)</p>
<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>Mulching will now take place in February 2008. Due to the unusually high temperatures in August, the board decided to save the money and wait until it was cool. If we mulched in August the mulch would have changed color and looked bad almost immediately. Seeding and aerating will take place within the next week.</p>	<p>Sign up Harvest Lawns for mulching and trenching this February (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 has fallen off the building.</p>	<p>The shutter at 212 Chandler Chase is still down. Ben will send another letter to 212 Chandler Chase requesting them to fix the shutter. If they do not comply the HOA will fix it for them at the homeowner's expense.</p>	<p>Send letter to 212 Chandler Chase regarding fallen shutter (Ben Emery)</p>
<p>Merging HOAs with Lakes 2</p> <p>The Lakes 2 board president approached Gary about merging the HOAs into one. This was discussed at the last HOA meeting and the homeowners decided to take no action.</p>	<p>Lakes 2 HOA is broke and basically defunct. They do not have enough board members, and cannot hold a meeting because they can't get a quorum of homeowners. There are many rental properties there. Residents expressed worry that if Lakes 2 looks very run-down, it may adversely affect our own property values. Gary mentioned we may want to start thinking about modifying our covenants to limit the number of rental properties in our community. Absentee homeowners are a big reason why Lakes 2 is</p>	<p>None</p>

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	having trouble. For now no action will be taken.	
<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>This is still in progress. Gary Martin will be working with Harvest Lawns on options for the back entrance to Lakes 1 and the banked area across from the crescent-shaped common area on Sutter Gate are still first up on the list.</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. Last meeting the board decided to move \$30K into a 15 month CD yielding 5.15% and can be withdrawn at any time without penalty as part of a special promotion.</p>	<p>Finances are very good. We are saving it for streets, sidewalks, and the lake, which are our responsibility and very expensive. A server problem at PPM prevented our request to move the money. Ben will look into this and complete the transfer.</p>	<p>Put \$30K from cash reserve into CD (Ben Emery)</p>
<p>Annual Meeting</p>	<p>We need to hold an annual meeting. We decided to do it during our next scheduled meeting to minimize inconvenience to homeowners. Ben will take care of sending out letters to the community with the dates. It will be on 12/04/07 at 6:30pm.</p>	<p>Send out notices for annual meeting (Ben Emery)</p>
<p>Next Meeting</p>	<p>The next HOA meeting will be Tuesday December 4 at 6:30pm in the clubhouse. We are holding it one week before the normal date due to the holidays.</p>	<p>None</p>