

Wednesday, 13 February 2008 10:29

Lakes 1 HOA Meeting

02/12/08

Issue	Status	Action Items
Called to Order: 6:30pm		None
New Property Management Representative	Ben Emery has left PPM. Randall Tidwell will be our new representative. Nancy Tidwell came tonight in his place as he could not make it.	None
Pulte / Lake Cleanup	<p>Pulte says they are not done with the lake cleanup just yet. They have more work with erosion controls and adding 10 loblolly pines. They won't remove trees by the lake but we have asked Harvest Lawns to give us estimates for that. Only 3-4 tree saplings are being considered for removal.</p> <p>We can also ask Harvest Lawns to remove trash from the lake on a case by case basis.</p>	<p>Keep communicating with Pulte regarding cleanup effort (Nancy)</p> <p>Get quote to clean o banks of lake (Nancy)</p>
Landscaping	<p>Pine strawing and mulching and trenching will start in the next couple of weeks. If you have river rock they will not mulch over it. If you don't want mulch put a sign in your garden indicating so.</p> <p>We are also going to be turning some of the areas in the community that won't allow grass to grow into natural areas with pine straw. We will be using heat-resistant, low maintenance plantings like junipers. Harvest Lawns will show us some ideas/drawings at the next board meeting.</p> <p>Two hollies will be replaced for free because they died during the drought. They will replace them when there is not as many restrictions on watering them.</p>	<p>Keep working with Harvest Lawns on landscape projects (Nancy)</p>
Trash Can Removal Policy	<p>Please remember to put your trash cans away. Several homeowners have moved in and haven't been following this policy because they see others violating it. Ask your neighbors to put their cans away if you see them. We can fine people</p>	<p>Send a copy of the covenants to Liz to p on the website (Nancy)</p>

	<p>for not putting them in the garage or behind their unit.</p>	<p>Put covenants on the website (Liz)</p> <p>Include trash can policy and our website address in welcome letter to new homeowners (Nancy)</p>
CERT Certifications	<p>Gary and his daughter participated in the recent CERT certification process with the town of Morrisville. These people can assist emergency responders in case of a catastrophic event. If you are interested in participating contact Gary or the town of Morrisville.</p> <p>The board has decided to contribute \$250 to Morrisville CERT because it promotes and trains citizen first responders in our community.</p>	None
Townhome Maintenance	<p>Several units have shutters that have fallen off and the homeowner is responsible for repairing it. PPM can refer good contractors for this. If it is not take care of the association can fix it at the homeowner's expense or fine the homeowner \$100/day it is not fixed.</p> <p>We will compile a list of recommended contractors for many maintenance issues on our website. If you know of anyone good, send it to Liz and she will put them on our website.</p>	<p>Send good contractors to Liz (everyone)</p> <p>Put contractors on our website (Liz)</p> <p>Investigate a bulk discount for HVAC repairs/maintenance for our community from ARS (Nancy)</p>
Parking Regulations	<p>Parking on sidewalks for extended periods of time will damage the sidewalks and the HOA will have to repair them. There are lots of new residents who may not know the policy.</p> <p>The rules are no parking on the street after 11:00pm. If you see someone parked on the street after 11:00pm you can contact any board member to have them towed. A blanket letter to</p>	<p>Interview new towing companies (Nancy)</p> <p>Send blanket parking regulations letter to homeowners (Nancy)</p>

	homeowners reminding them of the parking regulations will be sent, as well as specific letters to homeowners warning them of towing.	Send specific parking violation notices to certain violators (Nancy)
Merging with Lakes 2	Several board members met with the Lakes 2 HOA board and their property manager. The end result is that residents don't want to merge with Lakes 2. Lakes 2 has debt and 29 out of 79 rental units. They also have 3 approved basketball hoops which are against the covenants.	Get back to Lakes 2 with our decision (Gary)
Street Maintenance	We will be paving around a manhole – the one in front of Lakes 1 for \$2900.	None
Next Meeting	The next meeting will be Tuesday April 8 th at 6:30pm in the clubhouse.	None
Adjourned: 7:45pm		None