

May 28, 2020 Minutes of Board of Directors Meeting

Minutes of the Board of Directors Meeting

The Board of Directors Meeting for the La Collina Homeowner's Association was held on Thursday, May 28, 2020 via Zoom.

I. CALL TO ORDER/ROLL CALL

Mr. Jeff Reese called the Board of Directors Board of Directors Meeting of the La Collina Homeowner's Association to order on May 28, 2020 at 6:33 p.m.

Board Members Present and Constituting a Quorum:

Jeff Reese, President

Christ Watson, Vice President

Gregory White, Secretary

John Bechtold, Treasurer

Edward Briggs, Member at Large

Staff Members Present:

Nicole Hicks, Property Manager, Meritus

14 residents

Mr. Reese provided updates to the community –

Members Meeting

The HOA board is working to reschedule the members meeting.

Homes by Westbay Closeout Items

Homes by Westbay has agreed to all requested items.

There will be landscaping at the retention pond in the back of the community.

A survey was put out regarding the incorrect street trees and the overwhelming majority said they would like to have the street tree replaced. The HOA board has decided to have the developer replace all of the incorrect street trees.

Towing/Street Parking

The community is a 24-hour towing community as per the Declarations, Covenants, Conditions, and Restrictions (“documents”) which govern the community. A temporary suspension to towing during the day was put in place by Homes by Westbay. Now that the developer has left and the community is built out, the community needs to back to 24/7 towing. Mr. Reese explained the

process for changing the documents. If homeowners need towing suspended a 48-hour notice needs to be provided to Meritus.

Mr. Reese said the HOA board needs to review the documents regarding the specifications for the parking spots in front of the mailbox and availability for mixed use. Ms. Hicks will work on quotes to clearly identify spots and for additional signage.

Landscaping

Mr. Reese pointed out that the board decided not to increase fees for this fiscal year. The mulch for the maintenance free homes and common areas is as at additional cost to the contract price. The HOA board will look at pricing for mulch and see what type of change that would mean for the 2021 budget.

Ms. Hicks will obtain the watering schedule from Carson's.

The HOA board, with help from Meritus, will look into the shrubs that were removed.

The HOA board is aware that there is an issue with some of the sod at the maintenance free homes. Mr. Reese asked for residents to please be patient and give the HOA board a bit of time. The HOA board is working with Carson's and doing what they can to bring the sod back. If the sod doesn't come back after some time the HOA board will take action to replace the sod. Mr. Reese encouraged homeowners in the maintenance free homes to not replace the sod on their own, and said no one would receive a violation at this time of attempted regrowth.

Mr. Reese said it was a good suggestion regarding the tree pruning during storm season. The HOA board will have Meritus discuss with Carson's doing an additional thinning to the trees at the entrance.

The HOA board will obtain a quote to do a community wide tree pruning, but will likely increase fees.

Sidewalks

Mr. Reese stated the HOA board needs to look at the documents concerning the maintenance of the sidewalks. Cracks in the sidewalks should be brought to the attention of the HOA. The general upkeep is homeowner responsibility.

Mosquito Treatment

Ms. Hicks is checking with the county.

Meetings

The HOA board is working to put together a meeting schedule for the remainder of the year and will have the website updated with this information.

General Updates/Comments

Mr. White said Homes by Westbay needs to provide a timeline for key tasks, and need to insist on milestones. Mr. White also reiterated that the HOA board doesn't operate via Facebook, it operates through Meritus. Homeowners need to contact Meritus with issues.

Mr. Briggs stated there is still space on the committees and encouraged residents to join.

Mr. Reese said the HOA board is aware there have been issues with Meritus, and they have made Meritus aware. The issues include response time, sending email communications, and residents receiving community wide email updates.

The HOA board went through the committees and which board member is assisting.

ADJOURNMENT

MOTION TO:	Adjourn the meeting.
MADE BY:	Mr. Watson
SECONDED BY:	Mr. Briggs
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0– Passed.