

LAKWOOD PRAIRIE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

MAY 20, 2020

❖ Call to Order

➤ 6:05 pm

❖ Attendance – Due to ongoing Corona Virus concerns, meeting was held via teleconference.

➤ Board Members

- Laura Flint, Liz Grady, Joe Hernandez, Cindy Lancman, Alaina Pearling

➤ Foster Premier – Holly Marek

❖ Open Items – Holly Marek

➤ Guard House Replacement – Architect bid is on the agenda for approval tonight. Approximate completion date for the end of June or early July.

➤ Missing Sidewalks – M/I Homes will complete the sidewalks after the irrigation system has been completed.

➤ Pond Fountains – Timers have been corrected.

➤ Tot lot near Clubhouse – Still closed per state protocol. Equipment unable to be sanitized.

❖ Approval of Minutes – 10/30/19

➤ Regular Meeting

- Liz 1st, Alaina 2nd, all in favor, approved.

➤ Annual Election Meeting

- Liz 1st, Alaina 2nd, all in favor, approved.

❖ New Business

➤ Landscape Projects – 2020

• Mulch

Board discussed the installation of mulch throughout common grounds in the neighborhood. Recommendation was made to increase the depth of the mulch to 3" and to hold off on mulching areas along Black Road until the water run off issue has been addressed. Board accepted the bid received from Acres Group.

○ Alaina 1st, Liz 2nd, all in favor, approved.

• Clubhouse Pool Arborvitae

Board discussed the removal of dead shrubs and small bushes and the installation of 6ft Arborvitae trees. The installation will provide privacy to pool attendees. Board accepted the bid received from Acres Group.

○ Alaina 1st, Liz 2nd, all in favor, approved.

➤ Volleyball Court Rehab

- Board discussed the rehab of the volleyball court near the clubhouse, which included the addition of new sand and the replacement of the timbers surrounding the court. Board accepted the bid received from Acres Group to install 15 tons of sand. Board also accepted the bid received from AAA State of Play to install rubber timbers around the court.

○ Alaina 1st, Laura 2nd, all in favor, approved.

➤ Pool Season – 2020

• Pool Opening

Board discussed the possible opening of the pool for the 2020 season. Due to ongoing concerns amid the COVID-19 Pandemic, it was decided to keep the pool closed for this season due to health concerns. The pool will be opened for cleaning and to ensure that all equipment is running properly.

The remaining 2020 budget will be reinvested to provide permanent structures and upgraded furniture.

- Alaina 1st, Laura 2nd, all in favor, approved.

- FOB Reactivation

Board discussed the possible reactivation fee on pool fobs for past due accounts. The thought was to encourage homeowners to remain current on dues and to reduce the workload on staff.

- Alaina 1st, Laura 2nd, all in favor, approved.

- Inflatable Pools

Board decided that since the pool will not be open for the 2020 season, homeowners may set up inflatable pools in their own yards. An architectural permit will not be necessary; however, homeowners must comply with city and state guidelines. All inflatable pools must be removed by October 1, 2020.

- Liz 1st, Alaina 2nd, all in favor, approved.

- Commercial Vehicles

- Discussion on this item has been tabled until the next Board meeting.

- Auto Approvals Policy – 2020

- Board discussed a policy in which Holly may approve certain extension requests, late fee credit, and architectural applications without needing Board approvals. These approvals will not be automatic and the homeowner must still make a written request.

- Alaina 1st, Liz 2nd, all in favor, approved.

- Crime Free Processing Fee

- Board discussed implementing a \$250 charge for each new lease generated for rental properties.

- Liz 1st, Alaina 2nd, all in favor, approved.

➤ Yard Waste

- Board discussed a policy regarding yard waste. Yard waste is considered garbage and trash and should be treated as similar.

➤ Pool Deck & Skirting Requirements

- Board discussed the size requirements for decks around above-ground pools. Due to the different sizes and shapes of pools, the size of the deck should be 20% of the diameter of the pool. Skirting is required around deck area only.

- Alaina 1st, Liz 2nd, all in favor, approved.

- It was later determined that the size should be based off of the circumference of the pool, not the diameter.

- Alaina 1st, Cindy 2nd, all in favor, approved amendment.

➤ Architectural Application Penalty

- Board discussed penalties for homeowners that fail to submit an architectural application or change what was installed. Agreement to fine \$250 for homeowners that fail to submit an application, and fine \$100 for homeowners that vary their installation from what had previously been approved.

- Liz 1st, Cindy 2nd, all in favor, approved.

➤ Fine Structures

- Discussion on this item has been tabled until a future Board meeting.

➤ Facebook Page

- Announcement was made that there is now an official Lakewood Prairie Homeowners Association Facebook page. There will be a link added to the website.

➤ Collection Practices

- Board discussed a proposed change to switch collection practices from an attorney to a collection agency. This should help to lower uncollected assessments and provide fewer charges to past due homeowners. Agencies are still under review.

➤ Payment Arrangement Policy

- Board discussed a formal policy on payment arrangements. Agreement made to include this policy under the Auto Approvals Policy.
 - Liz 1st, Alaina 2nd, all in favor, approved.

➤ Neighborhood Garage Sale

- Board discussed possible dates for this year's event. Concerns over when state will be opening up further with COVID-19 concerns. Tentative dates could be held in late summer/early fall.

➤ Surround, Enclosure & Partial Enclosure Policy

- Board discussed policy for storage structures. Would not apply to sheds. After debate, it was agreed to allow the structures to include "board on board" design, include vinyl materials, and allow up to 5' in height. No approved existing structures are subject to policy unless replaced in the future.
 - Liz 1st, Alaina 2nd, all in favor, approved.

➤ Fence Completion Guidelines

- Board discussed if uncompleted fences should be considered unsightly. This includes missing panels, damaged panels, and freestanding posts.
 - Cindy 1st, Laura 2nd, all in favor, approved.

➤ Irrigation System Repair

- Board discussed the repairs to the RPZ at the Ridge Road monument. System was not installed properly and was damaged during home developments. Bid from Aqua Design Enterprises was accepted.
 - Liz 1st, Alaina 2nd, all in favor, approved.

➤ Guardhouse Rebuild

- Board discussed the process for rebuilding the guardhouse on Ridge Road. Architect plans would be required prior to asking for bids to rebuild. A proposal from Craftstone Architects was accepted.
 - Liz 1st, Alaina 2nd, all in favor, approved.

➤ Homeowner Open Forum

- Approximately 15 homeowners called in.
- Homeowner asked about unmowed empty lots. Homeowner stated that he has been mowing it. Advised to stop this practice and landscaper would be notified.
- Homeowner suggested that a berm be installed along Black Road to help prohibit the water runoff. Advised that the city has been contacted regarding remedies.
- Homeowner complained about broken sidewalks along Barberry. Advised that complaints have been filed with the city and urged residents to also file complaints.
- Homeowner suggested that the commercial vehicles regulations should be defined as having a business name or phone number on the vehicle.
- Homeowner suggested that “good repair” or “maintained” should be added to the requirements for inflatable pools.
- Homeowner questioned the \$100 fine for varying from an approved architectural permit. Advised that this is a one-time fine; however, there will be additional fines for violating the HOA covenants.

- Homeowner questioned the location of the storage structures. It was recommended that it be placed as far back as possible next to the garage. Homeowner advised that their property is on a hill and some homes would not be able to be placed too far back.
- Homeowner complained about the lack of mowing on the Bellflower island. Advised there are several issues in the neighborhood and the landscaper will be contacted.
- Homeowner complained about empty lots filling up with water, garbage, and debris. Advised that Lennar Homes will be contacted.
- Homeowner questioned the location of yard waste bags. Advised that homeowners must follow garbage protocols and suggested the use of a Suncoast, or similar, shed enclosure.
- Homeowner questioned if they needed to submit an architectural application if replacing a roof with similar style and color of shingles. Advised no, but if there is a change, yes.
- Homeowner advised that a bunch of mulch was dumped in the playground on Sylvia Lane. Advised that is a city issue and to file a complaint with them.

❖ Adjourn

➤ 8:11 pm