



# THE LAKES

## Lakes Estates Homeowners Association

*A Corporation Not-for-Profit*

### MEETING OF THE BOARD OF DIRECTORS MINUTES

**TIME: 8PM**

**DATE: Tuesday May 21, 2024**

**PLACE: ZOOM and at the Clubhouse**

1. Call the Meeting to Order and Proof of Notice: The meeting was called to order at 8:02pm. Proof of notice was posted.
2. Determination of a quorum: A quorum was established with the following board members present; Jay Brady, Steve Lowe, and Derrick Maginness.
3. Approval of previous minutes: April 23, 2024, MOTION made by Steve, seconded by Derrick to approve as presented. MOTION passed unanimously.
4. Presidents Report
  - a. Maintenance Board Updates
    - i. Working on street grate repairs.
    - ii. Working on landscaping around clubhouse improvements.
5. Treasurers Report: The Board reviewed the April 30, 2024, financial statements.
6. Unfinished Business
  - a. Governing Documents: Next steps: Planning Town Hall Meeting: Date: June 18<sup>th</sup> at 6pm.
    - i. Since the last meeting Jay had a phone meeting with the attorney. Revisions are being drafted.
7. New Business
  - a. Fountain Repair / Replacement: Three quotes received. MOTION made by Derrick seconded by Steve to approve Lake Doctors in the amount of \$10,435.71. MOTION passed unanimously.
  - b. ARC Requests: To Ratify
    - i. 1703 Cottonwood: Red Maple Tree Removal: MOTION made by Steve, seconded by Derrick to approve the removal. MOTION passed 2 in favor, 1 abstained.
    - ii. 4357 Oak View: Roof Replacement: MOTION made by Steve, seconded by Derrick to RATIFY the approval. MOTION passed unanimously.
    - iii. 1497 Cottonwood: Oak Tree removal with replacement: MOTION made by Steve, seconded by Derrick to RATIFY the approval. MOTION passed unanimously.
  - c. Compliance: Violation Review and fining
    - i. Fining Committee met today: Accepted the fine for 1792 Oak Lakes Drive.
    - ii. 1710 Cottonwood – contracted for a roof replacement (per Jay).
8. Homeowner Comments (limited to 3 minutes each)
  - a. Marge reported a violation for 1844 Cottonwood regarding a commercial vehicle. The Board confirmed this is a family vehicle (not a commercial business vehicle).
9. Next Meeting: August 27, 2024
10. Adjournment: With no further business to discuss, the meeting adjourned at 8:30pm.