



# THE LAKES

## Lakes Estates III Homeowners Association

*A Corporation Not-for-Profit*

### MEETING MINUTES OF THE BOARD OF DIRECTORS

**TIME: 5:45PM**

**DATE: Tuesday, October 22, 2024**

**PLACE: ZOOM and at the Clubhouse**

1. Call the Meeting to Order and Proof of Notice: The meeting was called to order at 5:46pm. Proof of notice was posted in accordance with the association's governing documents.
2. Determination of a quorum: A quorum was established with the following board members present; Suzanne Southerland, Igor Gruendl, David Kis, Brian Glassmoyer, Evanne Scully, and Kate O'Conner.
3. Approval of previous minutes: August 27, 2024 (No meeting in September) MOTION made Igor, seconded by Suzanne to approve as presented. MOTION passed unanimously.
4. President's Report
  - a. Mediation completed today. Details not shared.
  - b. Lakes Maintenance approved hiring an engineer to evaluate community drainage.
5. Treasurer's Report
  - a. September 30, 2024, financial statements were reviewed.
6. Homeowner Comments (limited to 3 minutes each)
  - a. Lydia Corn sent a photo of the drain near her home. David will stop by and look at it.
  - b. Sharon Stump doesn't think we should need an engineer to confirm we need drainage improvements.
  - c. Sharon Stump commented that she has not heard from the attorney since last year regarding drainage.
  - d. Sharon Stump commented that she contacted the county regarding the county drain near Suzanne's house.
  - e. Kate commented on her concern with debris (leaves etc.) clogging drains. **Send communication suggesting cleaning up leaves and debris from clogging drains.**
  - f. There are debris piles in the medians. The concern is that when they are picked up, the lights or plants may be damaged.
7. New Business
  - a. Review and approval of the 2025 Budget
    - i. The 2025 draft proposal is \$515 quarterly. This includes an increase to paving reserve account. A roads quote is next planned for 2026. **MOTION** made by Igor, seconded by Suzanne to approve as presented. MOTION passed unanimously.
8. Next Meeting: **November 19, 2024, at 5:45pm.** Brian suggested an ACC Guidelines Review.
9. Adjournment: With no further business to discuss, the meeting adjourned at 6:30pm.