Joint Board of Directors HOA Meeting

LVI and LV2

May 19, 2019

**Opening :**

The joint Board of Directors was called to order at 4:00 by Mark French, LV1 President.  The members were led in the Pledge of Allegiance by President French.

**Present:**

LV1 - President Mark French, Membership Director Camilla Sullivan, Secretary Connie Hinton, and Treasurer Carol Tinko.

LV2 - Beth Nixon, Vice President, Mike Roussel, Director, Tony Calipari, Director

**Minutes**

A motion was made by Mike Roussel  second by Connie Hintoin to approve the minutes from March 31, 2019.  The motion passed by acclamation.

**Treasurer’s Reports**

The Treasurer’s report for LV1 and LV2 (copies on file) were read in summary.  A motion was made by Mark French, seconded by Camilla Sullivan to approve the reports as presented. The motion passed by acclamation.

**Membership for 2019**

LV1 has 70 members; LV2 has 30 paid members.  Director Sullivan stated she has been going door to door talking to tenants. President French explained no one wants to join anything anymore.  All parks have same issue.

**Negotiation Committee Update**

Negotiating Team had been chosen and has had meetings to discuss upcoming negotiations.

We have met with Cal-Am Representative Ron.  We meet again in the next few weeks to put numbers together.  Possibly around June 3rd.

Several things were discussed by President French

1. Money from members goes to insurance to cover any legal fees and as a cushion if needed.  The problem is our residents do not want to join the HOA. This is an on going problem in all parks.  This could be a problem if a legal issue would rise. Thr HOA represents .We represent all tenants whether members or not.

    2  . LV1 and LV2 negotiating team met yesterday.  We will be looking at the contract from 5   years ago. We have 90 days before October 1. More research needs to be done.

    3. We are looking at other parks like Lamplighter with the amenities and property like ours. Only two are in our price and value  We are looking in 50 mile radius.

    4.  Lamplighter must give reasons for the fee increase..

     5.  Reminder to fill out survey.  We will do what we can to get a reasonable increase and get contract signed.

                  New Business

1. Tree Trimming - Who is responsible?

 Ans. - Your prospectus will tell you who is responsible.  Depends on where the tree is located. Check with office if your tree has died.

                Request - to change rental agreement concerning trees.Would like Cal-Am to include tree trimming in agreement.

                Ask tree company in the fall if they would trim trees at a discount.

       2.  What can be done about the vacant homes in poor condition, having roaches, mold and falling apart?

    ANS. It takes 10 months to get ownership of a house with no title that has been abandoned.At that time Cal-Am can tear it down or fix it up. If a house has a resident and needs work, maybe neighbors could help them.

       3.  Can we rent a room? Cannot rent your house, will check on a room.

        4. I95 update  There will be no wall..  Noise should not be an issue.

        5.  Keep doors locked on both cars and house.  Homeless man came in to use bathroom at one home.

        6. Will be fixing fencing to keep animals out

         7.  Office has new personel for selling all homes new and old,

Meeting adjourned at 5;30