

Loch Haven Hills Audubon Ridge HOA Annual Meeting

Meeting Minutes

Triple Play Conference Room

October 24, 2023 – 7PM

In Attendance:

Bertha Robles

Debra Machado

Debbie Siemens

Deborah Ozol

Izolda Ivask

Proxy Votes:

Vince Holden

Patricia Woodworth

Barbra Sturdy

Judy Boyle

Jan Halliday

Katie Stevens

Janden Sullivan

Mike Murphy

Suzanne Pilkington

Ray Padula

Ron Toews

Robert Bevacqua

Matt and Kelsey Vernon

Edward & Emerald Foxx

Alexsey Mandrykin

Don and Michelle
Crawford

Shawny Le
Clark Weger

HOA Annual Meeting was called to order at 7:05 PM with quorum met.

The Annual Financial Report was introduced by Janden Sullivan with review of October 1/2022 to September 30/2023 revenues and expenditures. Copies were distributed to attendees.

Questions were raised about landscaping expenses, scope of work and quality of current contracted landscaping company. The board will be requesting bids for a new contractor for upcoming spring work.

Question was raised regarding the gate costs. Telephone lines to the gate have been disconnected. There are (4) more gate openers available. Each cost \$50.00. If anyone needs one, please contact one of our board members.

7:19 PM - Road Work was introduced by Mike Muphy. Gave a history of the challenges facing the current road and previous city findings.

A brief history of estimates for road work was introduced and past/current bids were reviewed with several copies distributed for review by attendees. The board recommended a chip seal process in lieu of a completely new road build out. The estimated price of road work was \$64,000.00. This includes roughly \$46,000 for chip sealing. A budget of roughly \$5,000.00 for new gate sensor pads, repaving some areas comes to about \$10,000.00, edge trimming around the perimeter of the road roughly \$2,000.00. This leaves us with a budget contingency of about \$1,000.00.

We cannot proceed with contract signing until all monies have been received from homeowners. There are still a few homeowners that have not paid the requested special assessment for the road repairs.

Mike opened the floor for questions.

Warranty for work? – General contractor construction warranties do not go beyond 1-year. Chip Sealing is not an exception. We anticipate a 1-year warranty and expect with future maintenance, our upgraded road should last between 5 and 7 years.

7:41 PM a motion was made for a vote. Second was provided.

All attendees and thus proxy votes voted in favor of the motion to chip seal our road come spring 2024.

7:45 PM Robert Bevacqua introduced a proposal to add by laws into the HOA.

First introduced was limited parking in the street.

Added Parking By Law

"There will be no parking on a regular basis by residents on Audubon Drive. Residents will park their vehicles on either their driveways or their garages. RV's, trailers, etc. will be parked in driveways, or if necessary, on the road when they are in the neighborhood for a maximum of 48 hrs. for loading and unloading. If additional time is needed, a board member needs to be consulted for approval."

Parking Violations will be assessed to the homeowner in the amount of \$25.00/day if found in violation.

7:54 PM - A motion was made to move for vote and seconded by attendee. The motion was voted on and carried.

7: 55 PM Robert introduced a proposed by law for appearance of front yards.

"Front yards should be free of excessive clutter (lawn furniture, lights, tents, etc.).

Yards need to be maintained regularly (lawn mowed, bushes trimmed and kept below window height, weeds removed, etc.)

Trash cans put away within 24 hrs of being picked up and out of view from the street.

Seasonal decorative lights in view of other neighbors. (Christmas, Halloween, 4th of July, etc.) will need to be turned off between 11-PM and sunrise the following morning."

There was a discussion regarding flags and signs. The board will review and propose clarification at a future date.

Appearance violations will be assessed to the homeowner in the amount of \$25.00/day if found in violation.

8:08 PM - A motion was made to move for vote and seconded by attendee. The motion was voted on and carried.

8:09 PM Robert introduced a proposed bylaw regarding pets.

"Pet waste should be picked up immediately. No excessive dog barking allowed. (Excessive: over one hour or on a continuous basis.)"

Pet violations will be assessed to the homeowner in the amount of \$50.00/day.

8:10 PM - A motion was made to move for vote and seconded by attendee. The motion was voted on and carried.

8:12 Robert introduced a proposed by laws for fireworks within HOA community.

"There will be no fireworks set off within the Audubon Ridge neighborhood."

Fireworks violations will be assessed to the homeowner in the amount of \$100.00/day.

8:15 PM - A motion was made to move for vote and seconded by attendee. The motion was voted on and carried.

8:17 PM – Mike Murphy introduced a proposed budget for 2023-2024 fiscal year.

Upon discussion, it was agreed that fees should be raised to \$60/month, starting on January 1 2024, with \$10 of that portioned to an account specific for road maintenance.

8:30 PM - A motion was made to move for vote and seconded by attendee. The motion was voted on and carried.

8:31 PM – The existing board was re-elected for 1 more year.

8:32 PM – Annual HOA meeting was adjourned.