**Lithia Ranch Homeowners Association, Inc.**

**P.O. Box 663 Lithia, FL 33547**

Minutes of the Board of Directors Meeting of the Lithia Ranch Homeowners Association, Inc held at the Smith residence on April 9, 2024 7:00 pm

* **CALL TO ORDER**
  + Rob Smith call to order 7:12
* **PROOF OF QUORUM**
  + Members Present: Richard Shaw, Kathy Jones, Scott Jones, Josh Howard, Tracy Howard, Connie Laurie, Rob Smith
  + Members Absent: Jubal Joiner, Keisa Thompson,
  + Non-Members Present: None
* **APPROVAL OF THE MINUTES OF DECEMBER**
  + Tracy Howard reviewed minutes from previous meeting.
  + Minutes approved by Rob Smith
* **DELINQUENT DUES**
  + One outstanding- Rob Smith to address
* **FINANCIAL REPORT**
  + Kathy Jones
    - Beginning Balance: $22,425.61
      * Teco- ($1216.35)
      * Lawncare- ($1500)
      * Godaddy- ($155.88)
      * Postage- ($36.90) repay Tracy check #1531
      * Law office- ($327.50) Shumaker Law
      * Deposits from HOA dues- $5970.00
    - Balance as of 4/9/24: $25,158.98
    - Outstanding Checks
      * #1537 Lawncare $750
      * #1539 Tree Trimming $925

* **ARC COMMITTEE REPORT**
  + Josh Howard- 3 requests
    - Cowan- pool- approved in February
    - New from Cowan shed- under review
    - New from Shirley- shed- under review
* **POINT OF ORDER**
  + Electrical issues at Lithia Ranch entrance
  + Spring maintenance complete
    - Trimming bushes around blind corner and other trimming maintenance
  + Need to repaint entrance signs- Kathy to look for the company
  + Pressure washing-
    - Josh get Russo quote- pvc fence at all entrances and sidewalks and near common area and report to Rob (recent years was $1500)
    - Update Kathy
  + Entry kiosk window broken- Connie to have fixed
  + Entry light for Lithia Ranch Rd being installed
    - Entry level commercial solar light (approximately $300)
    - Need quote for cost of materials and Rich and Josh volunteered to install
  + Kathy question-- Blind corner maintenance inquiry
    - As needed/ once a year (Spring)
  + When we send next letters, request updated contact information- Tracy
  + Richard submitted request- grass covering road- County job- readdress in future
* **NON-MEMBERS QUESTIONS**
  + None present
* **NEXT MEETING**
  + July 9, 2024 @ 7:00pm

**MEETING ADJOURNED AT 7:41 by Rob Smith**