**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**