**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 on Zoom on December 3, 2024 at 7:00 pm

**Call to Order**

* Rob Smith call to order 7:06

**Proof of Quorum**

* Non-Members Present: none
* Members Present: Kathy Jones, Scott Jones, Rob Smith, Richard Shaw, Tracy Howard

**Approval of the Minutes of April**

* Tracy Howard reviewed minutes from previous meeting
* Minutes approved by Rob Smith

**Financial Report**

* Kathy Jones
	+ Current balance - $12,921.01
	+ Estimated end of year balance after bills paid - $9,163

**ARC Committee Report**

Josh Howard ARC Committee Report

* One request from Wolfson residence for culvert- approved on 9/10/24

**Point of Order**

* Items for Repair from storm damage:
	+ Corner fence at Lithia Ranch and Browning
		- Discussion and vote approving for the board to pay for the repair
	+ Dead palm tree near community well- Rob to investigate
	+ Front sidewalk by pond
		- Discussion of options—remove, level, leave alone, etc…
	+ Normal maintenance
	+ Cameras on corners for speeding issues
		- Need more information regarding cost of cameras or radar or speed signs
	+ No Winter Festival this year- possibility of a Spring Festival
	+ Proposed budget – approved

**To Do**

* Send letters with Board Nominees and 2025 Budget – Tracy

**Next meeting**

January 7, 2025 @7:00pm via Zoom

Meeting Adjourned at 7:39 pm by Rob Smith​