

HOA Meeting Lone Star Ranch

July 25, 2018

Meeting Time: 7: 00 PM

Attendance roll ased around: approxiate: 19 Homeowners in attendance

Agenda was followed

Key points address in managers' report

Landscaping (considering bids from other companies due to unsatisfactory performance)

Painting

Roofing – We have hired a roofing inspector to oversee the repairs

Violations- 45 going out to family homeowners

Everyone in the TH rec'd an initial letter about violations

Tree Trimming- trees

Financial report

Total delinquency \$29,483- \$12195(30 days)

CD- Maturity – August 8<sup>th</sup> – discussed options = Will roll over into a 14 month CD

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Old Business:

Irrigation 90% completed

Landscaping (3) bids for new companies- will discuss the leave removal

Some foundation issues with the grass (sod and maybe more investigation to why grass is in bad shape) bug

Shutters (north gate really bad shape) painting budget has been depleted: Remaining Reserves \$70,255.96

Townhouse surplus budget \$ 14,840.16

-Motion and Approved \$8500 from TH surplus to paint the shutters in for ALL Townhomes

-Motion and approved Speed Bump and No parking Signs / changed to no parking tow away zone

Amended motion to include (2 additional No parking Signs on Stable Road)

- Motion and approved addition 4 benches throughout the community (landscape committee to be involved in the placement of the additional benches)

- Aquagenix (table until reserve study completed)

## New Business

### Violation Mailings

- Motion and Approval –to give landscaping committee the authority to review proposals and hire a new landscaping company. Landscaping committee will roll up to VP
- Letter will be mailed to Single Family owners about tree trimming being the homeowner's responsibility