

Lone Star Ranch Board of Directors Meeting Minutes

January 9, 2019

I. Call to order

Board of Director, President, called to order the regular meeting of the Lone Star Ranch Board of Directors meeting at 6:35 pm on January 9, 2019, at Safety Town.

II. Roll call

President conducted a roll call. The following persons were present: Vito Navatta, Chris Saliba, Audra Murphy and Alfonso Hernandez (Ameritech).

III. Visitor Introduction and Topic

- a) Hank Cramer (Insurance Representative) with Risk Strategies discussed following:
- (1) Policies were renewed on 12/19/2018. Thy went to all the HOA markets. Two open claims hurt us. Two claims were active and represented by attorneys at the time.
 - (2) We have policies in force.
 - (3) One issue he has that they want to discuss is for us to take Workers Compensation coverage. Covers volunteers on the property, uninsured contractors on the property and will cost \$700.00.
 - (4) We were not renewed by Tower Hill. We have two claims here. However, we will stay on their General Liability policy
 - (5) General liability company will come out and do an inspection. They may make recommendations.
 - (6) *The two claims that we had have been closed and they were settled for less than expected.*

IV. Old Business

- a) We have an open ticket with Pasco County to add 14 additional street lights in the townhome section, free of charge. This will show good faith for Tower Hill (reference above liability insurance company).

- Question from the floor – What and who does the insurance cover – single family or townhomes?
 - (1) Answer from Hank Cramer – it covers both single family and townhomes.
- b) Alfonso Hernandez discussed Managers Report (6:55 p.m.)
- Blue Back flow pipe at the TH main entrance is complete.
 - Park benches are 95% complete.
 - We are waiting on more quotes for pool cabana floor repairs.
 - Waiting on more quotes for pool fence repair.
 - TH lanai ceiling which was damaged by the roofers has been fixed.
 - Open ticket for Withlacoochee street lightings:
 - (1) Can Alfonso get a ticket number for us?
 - (2) Lights will go in front of green electrical boxes.
 - (3) Can Ameritech also look at Canyon Blvd. lighting replacement?
 - 15674 Stable Run Drive – violation report. Can we give 72-hour notice to comply or vacate?
 - (1) Motion carried and approved by Vito Navatta and Chris Saliba to send 72-hour notice to tenant at this address for violations of CCR’s and physical threats to a neighbor.
 - Alfonso stated that “single family homes cannot be fined”. **[Note: this is incorrect information. As per our CCR’s, single family and/or townhome residents can be fined for any violations.]**
- c) Question from the floor: Sidewalks and trees overhang. If this is a public road, how does tree trimming get completed?
- Alfonso Hernandez responded to question and stated that Pasco County is responsible. Individual homeowners would have to call Pasco County for tree issues. Pasco County has an open ticket on trees that need to be trimmed. **[Note: this is incorrect information to a certain extent – the CCR’s clearly state ad we have a legal opinion from our HOA attorney which confirms that single family homeowners are fully responsible for the maintenance and cost of any landscaping, sod, trees and/or foliage that is located on their property line and**

for the maintenance and bearing the cost thereof. We have discussed this in past meetings.]

- Per Alfonso Hernandez, as to street lamps, homeowner must call Withlacoochee River Electric and advise them that a street light is out.
- d) Question from the floor regarding tree trimming was re-addressed by Vito Navatta (7:07 p.m.)
- Per Mr. Navatta, go to the official website of Lone Star Ranch. We previously addressed the trees overhanging and the Board of Directors got involved only as to notifying the homeowners that Pasco County advised that school buses would not come into community and make student pickups or drop off until such time as the applicable trees were trimmed that were overhanging on the street(s) as it was a liability to the school/school board/school buses.
 - We/the BOD or the LSR community cannot take community funds to take care of trees that are homeowner responsibilities or those deemed to be the County's responsibility, whichever that may be.
 - We will move to the remainder of the agenda.
- e. Financial Review
- e)

V. New Business

- a) Financial Review (7:17 p.m.)
- Total assets \$931,846.32; Total liabilities \$682,231.17; Total in Operating Account \$312,204.81.
 - Motion to move forward with sending any homeowner who is delinquent ninety (90) days or greater in payment of dues, fees and/or fines to legal for initiating collections, as appropriate. Motion approved by all BOD.
 - Landscapers have been coming in with limited staff and we are dissatisfied with their performance. True information and facts will be posted on the LSR website. www.Lonstarhoa.org.
 - Discussed opportunities for homeowners to be on various committees. We have been struggling with obtaining any volunteers to be on any committees.

- (a) Volunteered at meeting to be on committee(s) were the following homeowners: Tony Alfonso, Katie Holland and Sharon Parks
- b. Question from the Floor – How much transparency is there with the BOD?
- i) Income statements and balance sheets are available. Ameritech can provide any homeowner with the first five (5) pages of the Income Statement.
- c. Question from the Floor – When you volunteer to help, there was never any follow-up.
- i) Board needs to be better at coordinating committee volunteers and establishing a process for them to perform their duties.
- ii) When a committee is formed, there is a “chair”.
- b) Per Vito Navatta, we have completely revamped the irrigation system and in preparation for new sod. One landscaper was going to perform sod installation and landscaping and will give us six (6) months.
- c) BOD to decide on new landscaper based upon quotes provided.
- 7:49 p.m. We need a vote on a new landscaper and agreement to fire current landscaper, Asset Landscaping.
- (1) BOD agreed to terminate Asset Landscaping, with effective date of 1/31/2019.
- (2) BOD agreed and approved First Class Grass with a start date of 2/1/2019. New landscaping company will guarantee sod replacement.
- (3) Chris Saliba read details regarding new landscape company we selected.
- b) Per Vito Navatta, we received a report back on the townhouse roofs from a 3rd party inspector.
- Consultant stated in report that some roofs “should be” replaced but that not all roofs need replacement.
 - The HOA is only responsible for full replacement of roof, as needed.
 - Some homeowners have roof leaks and homeowner maintenance issues and therefore, the homeowners are responsible for repair and costs associated with those repairs for any such leaks.

- Consultant made a recommendation in the report as to which homes need a new roof.
 - The report will be uploaded to the official LSR website. (timeframe not indicated)
- c) Vito Navatta – on November 30, 2018, we were notified by Waste Collection service that the fees would be increasing. We have not had an increase in five (5) years. Rate per house (single family homes only) will be \$10.25 per home.
- BOD asked homeowners in attendance to vote as to whether they wished to keep current waste collection company and incur the increase or find another service.
 - (1) Single Family homeowners in attendance agreed unanimously that they wished to retain current waste collection company and would agree to incur the increase.
- d) 7:47 p.m. Pressure washer would be performing pressure washing service at front entrance of S.R. 52 up to the 1st home on Canyon Blvd., and include pressure washing of the TH sidewalks. [Timeframe was not indicated at meeting.]
- e) 8:03 p.m. Alfonso Hernandez explained that for “Tract P”, we will need to obtain a legal opinion. Still outstanding issue with unresolved questions.
- f) 8:10 p.m. Vito Navatta introduced Tony Alonso and advised of his interest to be on BOD and fill the Treasurer position. All member approved and therefore Tony Alonso assumed position as Treasurer on the BOD, effective immediately.

VI. Adjournment

Board of Director, President, adjourned the meeting at 8:15 p.m.

Minutes submitted by: Audra Murphy

Minutes approved by: Name