

Lone Star Ranch Homeowners Association

Board of Directors Meeting Agenda

Wednesday, November 20, 2019 - 7:00 PM

Pasco Safety Town

15325 Arlic Pottberg Boulevard

Spring Hill, FL 34610

Board members present: Tony Alonso, James (Jim) Leuze, Chris Saliba, Michael (Mike) Misserville, and Katie Holland

Ameritech Representative(s): Keith Phillips

I – Call to Order

II – Minutes

M 1 Approval of October 22, 2019 Lone Star Ranch Special Meeting

Jim **motioned** for approval. Tony **seconded**. **Approved**.

M 2 Approval of October 22, 2019 Lone Star Ranch Budget Meeting

Mike **motioned** for approval. Tony **seconded**. **Approved**.

M 3 Approval of October 22, 2019 Lone Star Ranch Annual Meeting

Jim **motioned** for approval. Tony **seconded**. **Approved**.

III – Finance and Administrative

FA 1 Update on 2020 Approved Budget

Tony **motioned** for approval. Mike **seconded**. **Approved**.

FA 2 Review of Monthly Budget to include an aging report review

Discussion.

FA 3 Recommend require two signatures on checks

Discussion.

FA 4 Update on association e-mail addresses

Discussion of cost and utilization. Jim **motioned** to adopt the plan to set up a Gmail Suite for the board members that would be specific to the offices held and not individual board members. Mike **seconded**. **Approved**.

IV – Operations[12]

OP 1 General Update

OP 2 Tree Trimming needed in rear lot (Reported October 24, 2019)

Kathy Mendez 12326 Field Point Way

Brooke Park 12322 Field Point

James Sierra 155719 Greyrock

15711 Greyrock

ACTION ITEM: Keith was tasked with acquiring two quotes from First Class (current landscaping vendor) for I/E easements

OP 3 Commercial vehicle parking in single family and townhome side - Recommend sending warning letters and then after 30 days follow up

ACTION ITEM:

1. Chris recalled legal counsel had been utilized before on this subject matter. Keith was asked to see if he could find that paperwork that was done approximately 3 years ago to provide further legal guidance.

2. Keith will be sending a letter to anyone in TH (townhomes) and SFS (single family side) that have a commercial vehicle that violates the governing docs. The letters intent will be informational/warning. First notices will start in January.

OP 4 Establish Committees - ARC and fining specifically

Called for ARC committee volunteers.

Vito Navatta and Sharon Parks volunteered. Third person needed to complete committee. Committee was not formed.

Called for Fining committee volunteers. Jeff Menzies and Jerry Oliver volunteered. Third person needed to complete committee. Committee was not formed.

NEW TOPIC RAISED: Current Outstanding Violations

Keith reported that there are currently 74 outstanding violations in regards to HOA governing docs and ACC guidelines. Mike **motioned** that those found in violation of the HOA guidelines will be given two notices, each 30 days apart, to serve as adequate notice and enough time for violations to be addressed. Jim and Tony both **seconded** the motion. **Approved.**

ACTION ITEM: Keith will send out first notices for those violations starting November 25, 2019.

OP 5 Large dog breeds in townhomes

Discussion. Concerns for large dog breeds and motorcycles that violate governing docs was raised.

ACTION ITEM: Chris and Mike recalled legal counsel had been utilized before regarding the matter of dog breeds. Keith was asked to see if he could find that paperwork that was done approximately 3-4 years ago to provide further legal guidance. The attorney used was Greenburg.

In the meantime, Keith was asked to post a letter in common areas detailing the expectations of residents in regards to dog breeds and the parking of motorcycles in the TH by citing the specific guidelines stated in the TH governing docs. This information was asked to also be posted on the associations website.

NEW TOPIC RAISED: Unpaid HOA fees

Discussion. Mike **motioned** that if after two notices (each 30 days apart) the dues were not received, that the dues would be sent into collections facilitated by legal counsel. Jim **seconded. Approved.**

OP 6. Review of all service contracts currently in effect

Discussion. **Tabled.**

OP 7 Landscaping Company Update (First Class) and Irrigation company

Discussion. BOD (Board of Directors) meeting was set up for Saturday, November 23, 2019 at 9 a.m. to meet with Mike from First Class to discuss current projects to be done in the front entrance and TH landscaping needs.

V – Association Management

MA 1 Update on pest control in common area

(Ant complaint - October 22, 2019 meeting)

Mike **motioned** to get a quote from First Class for TH and SFS communal areas pest control. Jim **seconded**. **Approved**.

ACTION ITEM: Chris volunteered to create a map that would identify the common areas that would be included in that bid. The map will be utilized during the Saturday meeting.

MA 2 Presentation on Ameritech capabilities to include finance approval mechanism

MA 3 Association Web Portal Fun

Discussion.

VI – Board Items

BD 1 Other Items

NEW TOPIC RAISED: Associations document storage

Keith suggested the BOD consider reviewing the contents of boxes being stored by Ameritech as a means to reduce fees.

ACTION ITEM: The BOD asked Keith to send them the amount of boxes currently being held and their storage costs.

NEW TOPIC RAISED: A dumpster in the TH doesn't close properly after the waste management company tried to fix it, after hitting it.

ACTION ITEM: Keith was asked to reach out to the waste management company to try to fix it again. This will be the third attempt.

NEW TOPIC RAISED: Discussion on requesting a dumpster for holiday waste, ie trees, to be placed on Eckerd as has been done in the past for utilization for TH and SFS..

ACTION ITEM: The BOD asked Keith to arrange with the waste management company to have the dumpster be available from January 1, 2020 to January 7, 2020.

VII - Public Comment

NEW TOPIC RAISED: TH owners power washing their patios consistently

Discussion.

NEW TOPIC RAISED: Painting of TH gates

Discussion.

Katie **motioned** to conclude the meeting. Jim **seconded**. **Meeting adjourned.**