



**Lone Star Ranch Homeowners Association
Board of Directors Meeting Agenda**

Wednesday, February 12, 2020 - 7:00 PM

Pasco Safety Town

15325 Arlic Pottberg Boulevard

Spring Hill, FL 34610

I – Call to Order

II – Minutes

- M 1 Approval of January 8, 2020 BOD Minutes
- Motion to approve VP Michael Misserville
 - Second by Secretary Jim Leuze
 - All in favor of approving the minutes from the January 8th, 2020 meeting, all member voted in favor.

III – Finance and Administrative

FA 1 Treasurer's Report - Monthly Budget Update

- Presented by Keith Philips from Ameritech in place of Treasure Tony Alonsi absence.
 - Revenues of \$42,752.63
 - Budgeted Revenue of \$34215.59, resulting a variance of +\$8537.04
 - Assets
 - General Account \$295,468.02
 - Cadence CD 4174 \$204,805.85
 - BB&T Money Market Account \$500,549.85
 - Net Income Gain/Loss \$4159.01
 - Aging Report
 - Currently 21 in collections with the Attorney that are older than 60 days past de
 - The Attorney notified Ameritech that 7 were recently paid, brings the total past due accounts to 14.

IV – Association Management

- MA 1 Monthly Management Report – Keith Phillips

- Keith Philips from AmericaTech has been conducting weekly inspections of the neighborhood.
- Bids, Proposals, completions
 - Last month we received a bid to clean, repair and paint the front monument. The board asked to go back and ask what the increase in cost would be to clean, repair and paint a total of 27 fence columns in the common areas, such as along the fence line at the front of the entrance way on 52, and along the entrance way on Canyon Blvd on either side of the street, and at the entrance of townhomes. New Bid would bring the total to \$2200.00
 - Further discussion brought forth by Director at Large Katie Holland about water treating due to the rust stains that have developed on the fencing, columns and other areas in the common areas which are irrigated by our well fed irrigation system. The board agreed to have Keith Philips to pursue a budgetary quote for a treatment system that would reduce the amount of rust that settles on the fencing, columns, etc...
 - Vice President Michael Misserville motioned to approve the \$2200.00 bid for cleaning, repair and painting of the marquise monument at the front of entrance way and columns.
 - Seconded by Director at Large Katie Holland
 - All other board members in favor and motion approved.
- Status update of the broken dumpster gate for dumpster #1 in the town homes.
 - This was repaired and the project is completed. Total cost to repair the gate as \$400.00
- Update on the new pool furniture approved from the previous meeting.
 - The furniture was ordered with a about a 6 week turn around time. The order was placed about 4 weeks ago, so it should be arriving in about another 2 weeks.

- Update on the Broken Fountain
 - Keith had a meeting with Aquagenix at the Ameritech office. After much discussion Aquagenix agreed to cover all the cost to repair all that was wrong with the fountain, except the cost of the equipment. This included, hard wiring the electrical so there is no further problems and adding lights to the fountain. The cost of the equipment came to a total of \$1082.00.

- Further discussion was brought up about the solar panels and Aquagenix agreed to work with us on selling the panels or whatever we would like to do with them. It was asked if they would take the panels in place of the equipment cost to repair the fountain and Aquagenix said they would not. It is up to the board to decide what to do with the panels. Aquagenix agreed to have further discussion on what to do with the panels if needed.
 - It was then motioned by Treasurer Jim Leuze to approve the cost to repair the fountain and work with Aquagenix on how to handle the panels.
 - Motion was seconded by Vice President Michael Misserville and all other board members approved the motion and motion carried.
- Update or record reconciliation
 - Treasurer Tony Alonso and Secretary Jim Leuze meet at the Ameritech office with Keith Philips present. Tony and Jim went through and were able to reduce the number of record boxes to 10, which will save the association \$495.00 in store cost for records.
- Landscaping Scope Update
 - Keith walked with Mike the owner of FirstClass Grass, our landscaping provider. Keith walked all 18 ponds in the neighborhood to see how First Class Grass was accessing the pond areas, based on complaints that he was receiving from homeowners that FirstClass Grass was going through their property to maintain common areas around the ponds.
 - What they found was there are general access areas that have been overgrown due to not being maintained and FirstClass Grass provided a quote of about \$2500.00 to clear the entrance areas to access the common areas around the ponds so they do access the area via homeowners property.
 - Motioned by Vice President Michael Misserville to approve, motioned was seconded by Director at Large Katie Holland and all approved, motion carried.
 - Also, to address a question that has been asked frequently of what is the split between the Townhomes and Single Family Homes for landscaping cost. After an analysis of work done in both areas, Townhomes comprised \$4200.00 a month and Single Family Homes \$3700.00 a month.
 - Cost to repair the 47 islands in the townhomes would cost \$37,600 through FirstClass Grass. There were also several other concerns addressed about the property and FirstClass Grass is going to provide us quotes for everything that needs to be addressed. The Keith is going to pass it along to the board to evaluate and decide what they want to do.
- Violation Updates
 - 45 total violations were written in the last month. Most violations are in the town homes.
 - Several violations for cleaning of the patios in the Townhomes
 - A violation was provided to a single family home for junk TV in their yard, This was the first violation and Keith also provided information on where they could dump the TV.
 - Keith has received several complaints from residents for a feeding stations in the common park area on Canyon behind the Townhomes. When Keith

investigated, he found 2 feeding stations which were removed. The following week there were 2 more feeding stations found and will be removed.

- Further discussion-Director at Large brought up the TNR program for feral cats. She explained from her understanding this situation was exacerbated by residents in the past feeding the cats. The TNR program is meant to set up feeding stations to lure the cats and trap them, take them to a location that will spay or neuter the trapped cats so they don't reproduce. It was noted also that complaints have been made due to the cats causing damage to screen porches, damage to property. Katie also asked what other resources we could employ to help with the issue. President Chris Sabila, then asked if anyone on the board knew of any other community that has a dedicated TNR program. No one on the board knew of one. So his recommendation is we stop feeding them, as they will eventually go elsewhere for food, also educate the residents not feed them.
- Update on Abandoned Vehicles
 - There was a complaint of 2 abandoned vehicles in the Townhomes. When Keith arrived on was gone and the other was cited as the registration expired back in 2017 and requested via a note on the vehicle to have it removed within 72 hours. He is going to follow up shortly.
- Sod and irrigation update
 - The timer has been fixed and Keith was notified the system is fully functional now.
 - Vice President Michael Misserville informed Keith he has not seen the system fully functional since the repairs were made. Keith said he would follow up and double check.
 - ARC Committee
 - Deferred till next meeting

V – Board Items

BD 1 Landscape scope and proposal update

- Keith has finalized the scope and has one bid already and is working on competing bids. Further discussion was tabled until we received the other bids.

BD 2 Commercial vehicle parking

- Tabled till next meeting for further review of documents

BD 3 Common ground parking update

- Tabled till next meeting for further review of documents

BD 4 Pest control and fertilization discussion

- Further discussion was tabled. Keith Philips from Ameritech was asked to include that in the landscaping quotes being solicited and if the vendors being solicited do not provide such service to solicit other quotes.

BD 5 Fountain repairs and status update

- Covered in the management report

BD 6 Document UpdateRecords purge

- Tabled till the next meeting so the board could further sort through the current documentation and consolidate as needed and provide an update at the next meeting.

BD 7 Documents update

- Secretary Jim Leuze provided more insight to the current state of the records. He informed the board and the residents present that when the past documentation was gone through from 2006 to 2018 a large majority of the saved documentation was past ARC request approvals and denials, which must be saved indefinitely, financials that could be purged as the time required to keep them had past and some original documentation need from the initial first year or two the HOA that must be kept indefinitely. So based on what was found in the reconciliation of the records. Some of the policies and procedures have to be reviewed and discussed due the lack of record keeping. So Jim wanted to be as transparent as there has been major discussion in past board meetings, NextDoor App, and verbal conversation on what has and has not been approved in the past. Keith also provided insight to how the purge was done, as he provided Jim and Tony a guideline from the state. It went over the documents that needed to be kept and the timeline on when certain documents could be purged.

BD 8 Entertaining the idea of a park for the community

- Secretary Jim Leuze presented the idea of exploring the idea of possibly installing a park within the community. This has been due to the discussion within the neighborhood about the kids in the neighborhood having no place to play and causing some issues. He did some initial discovery and the person he spoke with let him know there need to be some investigation through Pasco County Zoning on if the area on the east side of Canyon Blvd just past the first Townhome entrance could be utilized. This is due to back when a large amount of subdivisions back when the real estate bubble fell, a lot of developers cut short their plans and build as quickly as possible to move on abandoning certain aspects of a neighborhood like community parks, instead making the passive parks as this required no further planning or approval.
 - A Resident raised concern about if the property is owned by LoneStar Ranch or the county. Also, why not explore other areas then proposed like the island on Mallard Loop. There was also concern that it would

bring issues with the kids coming into the townhomes skateboarding , etc.. which could cause a public nuisance more than already present. Another resident also brought up, is there is a liability on if something would happen to child playing.

- The board agreed to start the vetting process and explore our options. Secretary Jim Leuze will provide an update once he speaks with the county and obtain more initial information.

VI - Public Comment

- **Concern about the amount of garbage cans along the outside of homes in the neighborhood.**
 - This was tabled until the board could review our documents and provide specifics on what is allowed and what is not allowed.
- **A Resident was concerned about our past discussion on the types and sizes of dogs in the townhomes that have not been enforced in the past.**
 - Secretary Jim Leuze read the policy on the type and size of dog that is allowed in the town homes. Which states “No more than a total of two (2) cats, dogs, or birds, in the aggregate, may be kept on any lot. The weight limit for all pets shall be 25 pounds per pet. Any owner who has a pet weighing more than 25 pounds at the time such Owner moves into a home purchased from declarant (but not from any other seller) may retain such pet until such pet is no kept on the Lot (by reason of death or otherwise), after which time any additional or replacement pet shall be limited to 25 pounds or less.” So no decision is going to be made till our documentation is reviewed and the lawyer is consulted.

VII – Adjournment

- **Motion to Adjourn by Director at Large Katie Holland**
 - **Motion seconded by President Chris Sabila and all members in favor, motion carried and meeting was adjourned.**