

LONE STAR RANCH

BOARD OF DIRECTORS MEETING

05/18/2021 7:00 PM

Meeting Minutes

1. 7:01 – Meeting called to order
 - a. All members present
2. Intro from Nick Naderpour, new Property Manager replacing April.
3. Pair-A-Jacks completion work noted on bulletin board installation and mail kiosk painting in TH's.
4. Garbage collection – SFH's staying with Waste Connections and TH's opted for JD Parker. Vito noted monies need to be withheld for right door replacement on dumpster #2 from Waste Connections, Chris questioned price to pull contract early. Nick will follow-up.
 - a. Single Family contract approved unanimously with Waste Connections, contract rate consistent with approved budget and current pricing.
 - b. BOD to schedule a follow up meeting to execute agreement with JD Parker once contract cancellation liabilities are understood; meeting is anticipated to be held no later than May 24th.
5. Landscaping/Irrigation compare complete, Landcrafters will complete previously proposed repairs that are already funded by Lone Star, their contract will terminate 6/14/2021.
 - a. Millennium contract was approved unanimously with an effective date of June 1 and a request to reduce contract term to 1-year. Irrigation management and inspection verified to be included in proposed contract.
6. Dead palm at entrance was unanimously approved to be replaced by Millennium Landscape, invoiced price is \$3,666. Price includes removal dead palm, stump removal, replacement of surrounding Juniper and haul off.
7. Metro Gates – Approved proposal to replace backup battery \$500
 - a. Pool filters need to be replaced, Pool Medic sent quote for \$1,148.38, Vito voted to proceed. Bob questioned price with a much cheaper quote ordering from Amazon, not sure if Pool Medic will install if BOD opts to purchase from Amazon. Nick to verify if Pool Medics will allow purchase of filters from outside vendor and install; if Pool Medics refuses to install filters purchased elsewhere then the replacement of the filters by Pool Medics was approved unanimously.
8. Pool pavers – Several HOA board members noted poor workmanship on relaying pavers, Nick will follow-up and check on status of French drain.

9. Provision on dogs within TH's – Chris recommended taking the attorney's recommended document and changing with new language and move forward.
 - a. BOD unanimously approved revising the language to provide a grandfathering provision with an effective date. The current proposed language did not provide an expiration to the grandfathering provision. BOD to unanimously approve the modified language and move forward with execution of the provision.
10. Jeff noted delinquency on several units within TH's, Chris recommended moving forward with letters.
 - a. Consistent with collection practices the BOD unanimously approved the suspension of automated communal service access (restrictions on pool access and suspension of gate clickers) to owners in the arrears of > 60 days. Jeff to use monthly financial statements (Aging Reports) provided by Ameritech to suspend services.
11. Next meeting TBD pending the Waste Connection contract from Nick for board review and consideration relative to early termination fees in advance of awarding services to JD Parker.
12. Nick to contact Aquagenixs inquiring about the sign post numbering of all Lone Star Ranch ponds.
13. 7:55pm meeting adjourned.