



Board Meeting Update from 2/25/2020

A Board Meeting was hosted on February 25th. As always, the Board takes careful consideration and review in regards to the Association maintenance and community input. Here are some of the highlights and updates:

General Session:

1. **Painting:** after interviewing all bidding companies, the Board ratified the selection of a painting company to perform fence painting, common area painting, and painting in the pool and clubhouse areas. All items are part of the reserve study that indicates all long-term painting maintenance projects required by the Association. All items will be funded out of the reserve account and the Association has saved for a number of years to be fully funded to complete these projects. Please note, that not all areas in the community require painting. For example, areas that were built after 2014 may not be painted. Here are the following items that are included in the painting bids:
 - a. Wrought iron fence painting on areas that border private homes and common area. Please plan on removing any items or plant/landscape materials attached to the wrought iron fencing. These areas include Skipstone, a small portion of Laguna Vista, and Linden Gate Area as well as other areas in which fencing was installed prior to 2014. More information will be sent only to the residents impacted by painting.
 - b. Mailboxes and Association light fixtures installed prior to 2014 that require painting.
 - c. Event Center, pool area trellis and exterior buildings, gates around clubhouse, and fire lanes in the parking lot.
2. **Golf Cart replacement:** The current golf cart for the community has been repaired numerous times. Due to its age and reserve repair/replacement funding, the Board has voted to replace the golf cart. Again this item will be funded from the reserve budget. The golf cart has been used for numerous community inspections, and events. The landscape committee uses the golf cart to cover the miles of community walkways during their inspections.
3. **Community Safety:** The Board, as residents, are concerned for the safety of the community and trespassing into the community. Here are a few items that the Board discussed at the last meeting and what was approved in an attempt to make the community safer:
 - a. **Gate Clickers and Gate Codes:** Numerous residents sent in written concerns and complaints regarding residents of our community publishing on social media, our community gate codes and how to purchase and activate one type of gate clicker/remote in the community. Due to these postings and ongoing concerns for future postings, the Board has voted to remove the gate remote/clicker (a universal garage/gate remote) that were issued by Lennar to those who purchased their homes, and replace with a secure remote. They also decided to eliminate the 24 hour temporary gate code. Here is what you need to know:
 - i. The temporary gate code will not be renewed in April and will be removed by May 4th. The vendor and FedEx code will change on May 4th but will be an option for residents to use during set hours. Please note that the gate system was updated in 2019 as part of an overall plan to eliminate gate codes and to make it possible to advance to use of cell phone numbers in the system.



- ii. One type of gate clicker will need to be distributed to a small portion of the community. This will be done so within the next 60 days. Only residents affected by the gate clicker change will be notified.
 - b. Security Company Change: A new security company contract was ratified in General Session. The new company will start March 23rd. A welcome letter will be sent to residents with more information.
 - c. Perimeter Fencing Concerns: there are several areas in the community that never had fencing installed. This includes Tres Lagos, Southshore, and the areas bordering the sports park. Additionally, the areas around the launch ramp and the SCE Easement on the west end of Lake 1 have always had limited fencing. The Association did research regarding the SCE Easement maintenance and fencing. It was confirmed by the city that a portion of the land was owned by neighboring homeowners (in a different community) and existing fencing was removed by those neighboring homeowners to gain access for maintenance. At this time, due to ownership and access issues the fence has not been replaced. The Board is constantly reviewing fencing, and access but may not immediately install fencing or go out to bid until access and ownership can be confirmed. Often fencing can not be installed at all due to those reasons.
 - d. Per the Association CC&R's: Section 11.3: "Entry gates are not intended to provide security for Persons, personal property or Project Units within the Project, Declarant, the Builders and the Association do no undertake to provide security for the Project, and Declarant, the builders, and the Association do not make any representation or warranty whatsoever concerning the effect that the gates may have on access in, to or through the Project for the privacy and/or safety of the Project."
4. General Information: An investment roll over was approved, insurance was renewed and an increase in the waste management service was approved due to an increase volume of trash in the common areas dumpsters.
5. Committee Reports and Approvals:
- a. Social Committee provided a report regarding upcoming events. The Board also approved the purchase of tables and chairs that will not only be used by the social committee but by homeowners renting the clubhouse. The cost should be around \$1300 and will be funded by reserves.
 - b. Landscape Committee provided a report on issues regarding rotation and planting. An enhancement bid was approved to install landscaping on Laguna Vista.
 - c. Fish Committee provided a report regarding the Golden Algae, water quality and information on the pending Fishing Tournament.
 - d. Architectural Committee: A new member was appointed to the committee. The main purpose of this committee is to review all pre-approved applications. Pre-approved projects are typically smaller projects such as painting.



6. Upcoming Slide Schedule and Pool Heating:
 - a. The board reviewed the operating budget for lifeguards and pool monitors for the remaining 2020 budget. As noted in September at the Special General Session Meeting to approve the heating of the pool, the budget for lifeguards would be affected in 2020. The Board as part of their fiduciary duty, made the decision to reduce the number of days the slide will be open during spring break and June 2020, due to the budget shortfall. Please note that the operating budget for this item will re-set as of July 1st. Spring Break will have three (3) less days during the week and the month of June will close during the weekday, roughly nine (9). Attendance typically is down during the week days and this will help the HOA maximize the budget.
 - b. Pool heating: will take place during spring break and from Memorial Weekend until September.
7. Updates of pending items:
 - a. There is a board seat that is vacant and the Board will be interviewing to fill the seat. They will be interviewing candidates from the 2019 election as well as appointed committee members.
 - b. Pool Decking replacement and repair has been postponed due to soil testing. Soil Testing was completed and the Association is waiting for the results. New bids will be obtained based on the results. This repair most likely will take place in September and not prior to summer.
 - c. Sundial Park: play equipment damage and replacement. The board has voted to go out to bid for a full replacement and have voted to have an executive committee review bids and interview potential companies. Due to the age of the equipment, it was determined that it is better to replace than repair. This will take some time and we are sorry for any inconvenience this is causing. Please note that the Association has conducted a full playground inspection of all playgrounds in the community and will be completing any repairs that are needed per that report in the next several weeks. The Board is also reviewing the possibility of installing shade sails where needed.
 - d. Coyote Concerns and Sightings: Coyotes are still being seen in and around the community. Please be careful when walking your pets or walking alone. Please use air horns or other loud devices to scare coyotes from the area. As always, don't leave small children or pets unattended.