Lakeview Ranch Homeowner Association
Board of Directors Meeting
March 28, 2014

REGULAR MEETING LOCATION/TIME:

- 13415 Leeward Lane at 5:40 pm
- Call to Order-The meeting was called to order by the President
- Directors Present-Mark O'Toole, Denise Campbell, Dennis Lamm
- Directors Absent-
- Community Association Manager-Rodney Herrera
- Homeowners Present- 19 HO's signed in
- Guests Present-

General Session:

Minutes read by Mrs. Campbell, Mr. Lamm made a motion to approve, Mrs. Campbell seconded motion, President called for vote to approve. Motion passed to approve minutes of February 2014 meeting

Committee/Director Reports:

Mr. Chiles, head of ACC, reported on state of ACC

- Mr. Chiles is concerned HO's are not abiding by intended DCC&R's, not going thru proper channels, not begin on your own
- Concern of DAMC not working with ACC
- Improvements done prior to January 2014 that do not have authorization must work with ACC now to come into compliance
- Requested HO's with ACC issues, not go to BOD, as they have full plate
- Requested HO's to be cognizant of neighbors and resell value
- RE: driveway extension put in, looks nice, not previously approved. Needs to be sure it isn't on easement
- Requested HO's use website for intended use, neighborly discussions, reminded this is not facebook

Mr. Bommer spoke briefly

- Requested DAMC to submit requests to ACC in timely manner
- ACC does offer flexibility

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Mr. Hererra reported on DAMC

- Informed all that ANY change to exterior must have prior approval
    - Drainage and easement issues must be assessed
    - Sand box, flowerbed, gutters, etc…
- Best policy is to have ACC approve everything, so it will show records when time to sell property
- DAMC advises, however ACC final decision
- Advised community that DAMC sent prior violation letters
- BOD requested DAMC contact BOD regarding drive thru inspections, please give BOD 7-10 days prior to inspection
- Informed damc duties
- Mr. O'Toole offered copy of agreement

Old Business:

1. Mr. Lamm informed BOD that when the last of the homes in subdivision is built, the county will come in and clean streets
2. Mr. Lamm informed BOD that concrete at the end of culdesacs was removed
3. Mr. Lamm informed BOD that the street lights in the neighborhood were as close as recommended by county laws
4. BOD has entered into contract with Cutting Edge Landscapers
    a. $275.00 per cutting, at least 10 per year
    b. Along Stuart Road
    c. Along Helsman Road, mailboxes
    d. Drainage ditch
5. Mr. Herrera was asked to explain DAMC duties
    a. Advises the BOD/ACC
    b. Handles collections
    c. Monthly inspections
    d. Negotiations of contracts, negotiations, consultations
    e. Pays bill
6. Mrs. Campbell informed BOD that at this time, there is not enough interest in the Neighborhood Crime Watch program

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7. Mrs. Campbell asked Mr. Herrera for update on Model Home on Compass Rose
    a. Letter sent to Inland Homes asking their intent for the home
    b. Mr. Herrera received word that Inland Homes plan to be out of Lakeview Ranch Estates by the end of May, providing they hold up their end of the deal, no further action at this time

New Business:

1. Mr. Herrera informed the BOD that currently there are 4 HO's in arrears with HOA dues
    a. Collection process to begin soon
    b. Present info to BOD
    c. Set up payment plan with HO for up to 3 month period
    d. Legal proceedings
2. Mrs. Campbell requested each HO contact her and give correct and current contact info for each HO
3. Mr. Herrera informed BOD that the attorney for HOA is Tom Newton
4. Mr. Hererra informed HO's the letters they received came directly from his office, BOD did not have knowledge of letters prior to being sent
    a. Mrs. Campbell requested DAMC to give BOD 7-10 prior notice before inspections
5. Mr. Bommer requested the community work together in order for each HO to come into, and stay in compliance with DCC&R
6. Mr. O'Toole requested the HO's to come to BOD with any issues they may have with not being able to have their yard in compliance
7. Model home further discussion by HO's,
    a. Unwanted traffic, possible heavy traffic
    b. Unwanted flags, mailbox from Inland Homes
8. Home needs to go, excess traffic, flags
9. Mr. O'Toole wanting neighbors to slow down, stop at stop signs
    a. Check with officials to find out if speed bump or speed limit signs can be obtained for neighborhood
10. Mrs. Campbell brought up the fact that neighborhood does not have a flag policy
    a. Discussed state law flag policy
    b. Discussed type, style, size of flag/flagpole
    c. No decision to vote on or adopt policy at this time

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11. Mr. O'Toole informed the HO's that boats may be permitted in HO's backyard
    a. Requested HO's use common sense on time limit for leaving boat in driveway
    b. HO wanted to know procedure for amending DCC&R regarding leaving boats in driveway permanently since this is a lakeside community
    c. Will take 66 2/3 vote of membership to change
    d. No motion was made, at this time, DCC&R will remain unchanged
12. Mr. Lamm informed the BOD that the county will not pave the culdesacs
13. Mr. O'Toole informed the HO's that there is currently an opening on the ACC, and asked if anyone was interested, there was no response, seat remains unfilled at this time
14. Mrs. Campbell requested the HO's to set their trash cans outside the night before garbage day, and bring in quickly thereafter, with the understanding that this is not always possible, but please try
15. Mrs. Campbell suggested a social committee be formed for purposes of neighborhood morale, 3 volunteered to be on committee
    a. April Crane
    b. Anita Micknicz
    c. Martha Rodriguez
16. HO's requested BOD's plans to repair broken perimeter fence
    a. Mr. Herrera will research if HO or HOA owns fence
    b. Mr. Lamm informed BOD that he received quote for $3425.00
        i. Replace broken pickets
        ii. Paint
    c. HO not happy with that, however BOD informed HO's that HOA simply doesn't have the funds to replace entire fence
17. Mr. O'Toole informed the BOD that we do not need to meet for at least 3 months, possibly the end of June

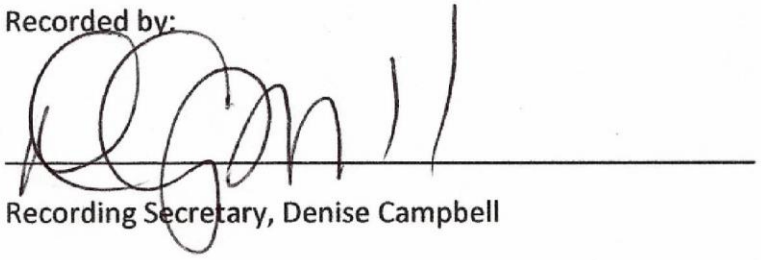
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Motion to Adjourn: 1st Denise Campbell 2nd Dennis Lamm Time: 6:54 pm

Next Meeting Date: TBA

Meeting Location: TBA

Recorded by:



Recording Secretary, Denise Campbell

Respectfully Submitted



Mark O'Toole, President

April 16, 2014

(electronically approved April 16, 2014, signed May 1, 2014)