

**MINUTES OF THE MEETING  
BOARD OF DIRECTORS  
LAKES OF JACARANDA HOMEOWNERS ASSOCIATION, INC.  
TUESDAY, JULY 1, 2014  
3:22 P. M.**

Present: Bruce Callahan, President, Troy Grieco, Vice president, Judie Gollwitzer, Secretary, David Smith, Treasurer and Barbara O'Brien, Director, Jim Kraut for Management and owners in the audience.

The meeting was called to order by the President, Bruce Callahan, at 3:22 P. M. at the Lakes of Jacaranda Clubhouse. Roll was called and a quorum was established. Proof of Notice of Meeting was announced, with Notice and Agenda posted at least forty-eight hours in advance. All motions passed at this meeting were unanimously approved by all Directors present, unless otherwise noted.

Approval of the Minutes of the last Board meeting: MOTION was made by Judie Gollwitzer and seconded by Troy Grieco to approve the minutes of the Board meeting of May 6, 2014, as presented.

MOTION PASSED.

**REPORTS OF OFFICERS**

**A. President – Bruce Callahan:**

1. Clubhouse Keys: Because no one knows how many people have keys to the clubhouse, the clubhouse will be rekeyed and Judie Gollwitzer will keep track of who has a key.
2. Pool Dissatisfaction: The Board is unhappy with the current pool service and is soliciting bids to take over the maintenance of the pool. The pool is currently closed because the impeller for the pool pump needs to be replaced. Dave Smith wants to be present when the repairs are made.

MOTION was made by Bruce Callahan and seconded by Judie Gollwitzer to authorize Dave Smith to hire a new pool contractor for monthly maintenance at a cost not to exceed \$750.00 per month.

MOTION PASSED.

David Smith accepted the Treasurer's position.

3. Recreation Options: Management will obtain bids for the installation of a 6' x 40' shuffleboard court in the common area next to the pool.

**B. Vice President-Troy Grieco.**

1. Security Cameras: Two cameras are currently not working and the tech will be here tomorrow between 10:00 A. M. and 12:00 P.M. Dave Smith has volunteered to meet the technician and learn more about the security system. A letter of apology was received from the person that vandalized the pool area.

**C. Treasurer-Dave Smith.**

1. Financials: The Treasurer reviewed the May financial report. The Association currently has a \$2,100 surplus.
2. Delinquencies: The current Aging report was reviewed and is attached and made a part of these original minutes.
3. Correspondence: Covered.

4. Process for calling for Help: The owners should call Management when there is a problem.

D. Director - Barbara O'Brien.

1. Clubhouse Cleaning/Painting and Restoration: Quotes were received from Frank Speek, Jeff Garrahan and D & D Painting. Management will obtain bids for trellis replacement in wood and aluminum. Frank Speek will be contacted to quote painting the deck around the pool since he left it off his bid.

E. Secretary – Judie Gollwitzer:

1. Directory Distribution: August 2, from 10:00 A. M. to 12:00 P. M. in the clubhouse. Copies will also be made available at the Management office.
2. Carpet Edging: Barbara O'Brien reported that the carpet edging should be in next week. The carpet is guaranteed for 10 years, was cleaned last week and all but one stain came out. The contractor applied Scotch Guard at no cost.

Keys-Caldwell Management Company Report:

A. Property Manager - Jim Kraut

1. Covenant Violations: Covered under LOW of J.
2. Misc. Items: None.

Standing Committee Reports.

1. Social: Judie Gollwitzer read her report, which is attached and made a part of these original minutes.

Special Committee Reports: None.

Unfinished Business.

- A. Review Action Item List: None.
- B. Tennis Court: Management will contact the tennis court contractor about the cracks in the surface and a fencing company about replacing metal posts.
- C. Landscaping: Management will contact Artistree about weeds, irrigation of new sod and trimming height of bushes around the clubhouse.

New Business:

- A. Homeowner Comments: None.

MOTION was made by Troy Grieco and seconded by Barbara O'Brien that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 4:23 P. M. The next meeting of the Board of Directors will be held on October 7, 2014, at the Lakes of Jacaranda clubhouse immediately following the Lake of the Woods Board meeting.

Respectfully submitted,

James S. Kraut  
For the Secretary