

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
TUESDAY, NOVEMBER 4, 2014
1:30 P. M.**

Present: Bruce Callahan, President, Troy Grieco, Vice President, Gene Washchuk, Treasurer, Thomas Gaines, Secretary, Jim Kraut for Management and owners in the audience. Absent: Barbara Hockett, Director.

The meeting was called to order by the President, Bruce Callahan, at 1:30 P. M. at the Lakes of Jacaranda Clubhouse. Roll was called and a quorum was established. Proof of Notice of Meeting and Agenda were 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 Troy Grieco and seconded by Tom Gaines to approve the minutes of the Board meeting of October 7, 2014, as presented.

MOTION PASSED.

DIRECTOR REPORTS

- A. President - Bruce Callahan.
 - 1. Silk Oak Drive Sealing Project: The work was done last Wednesday and Thursday and looks good. The company will return next Tuesday to refill cracks, check light spots and paint stop bars on the road.
- B. Vice President – Troy Grieco: No report.
- C. Treasurer- Gene Washchuk.
 - 1. Financials: The Treasurer reviewed the September financial report and stated that the Association is in good shape.

MOTION was made by Gene Washchuk and seconded by Troy Grieco to approve the mailing of the draft 2015 budget to all owners to be voted on by the Board at the December 2, 2014, Board of Directors meeting.

MOTION PASSED.

MOTION was made by Bruce Callahan and seconded by Gene Washchuk to approve the proposal from James Richardson to perform a review of the Association's financial reports for 2014.

MOTION PASSED.

- 2. Delinquencies: The current Aging report is attached and made a part of these original minutes.
 - 3. Rentals/Sales: One rental application has been approved.
- D. Secretary – Tom Gaines:
 - 1. Newsletter: 1). The next newsletter should be published by the end of the week. Articles will be added regarding the annual elections and security.
 - 2. Website Report: The October report is attached and made a part of these original minutes.
- E. Director – Barbara Hockett: No report.

F. Keys-Caldwell Management Company Report:

Property Manager - Jim Kraut

1. Covenant Violations: 1). Management reported that 52 letters were sent to owners mostly about dirty roofs/sidewalks and weeds. Management was instructed to highlight recurring violations before the drive-thru so participants can determine if previous violations have been addressed.
2. Misc. Items: MOTION was made by Troy Grieco and seconded by Tom Gaines to refer Lots #J260, J181, P011, and W111 to the Compliance Committee for review.

MOTION PASSED.

Management will inform the Board as to the date of the next Compliance Committee meeting. A letter will be sent to the owner of 512 Purslane requesting that three trees be planted in the front yard of the property as required by the Association documents. It was the consensus of the Board that no fines presented in the October, 2014 Aging report will be waived.

SUB-ASSOCIATIONS

- A. Park Estates: There was an Association block party last Saturday.
- B. LOJ: No report.
- C. Grassy Oaks II: No report.
- D. Grassy Oaks III: No report.

STANDING COMMITTEE REPORTS:

- A. Architectural Review: Bruce Callahan reported that all the ARC request forms submitted yesterday were approved. The ARC granted a request for an estate sale for 512 Penny Royal Lane, with signage permitted to be posted one hour before and taken down one hour after the event.
- B. Lakes and Wetlands – Art Bradley: Three steel grates have been fabricated and will be replaced next week. The clara at the North and South lakes at the North entrance to the Association has been treated on a scheduled basis and is under control.
- C. Disaster Preparedness: The next meeting will be held in February.
- D. Security Patrol - Bill Johnson: No report. A request for volunteers will be included in the next newsletter.

SPECIAL COMMITTEES REPORTS:

- A. Landscaping – Liz Sharp: The removal of the Bayonet plant at the North entrance monument sign is still under discussion. A request was submitted to plant Jacaranda trees along the walking paths. The Board will request that the Landscape Committee have the Bayonet plant at the North entrance monument sign, be removed.
- B. Lecture Series: Judie Gollwitzer: No report.
- C. Social Update: No report.

UNFINISHED BUSINESS:

- A. Unauthorized Clearing of the Preserve Area: This is a LOJ issue. A letter has been sent to the owner of the property by the Association's attorney but no response has been received.
- B. Contractor Reviews: Management will speak with Artistree and request work orders be supplied to the Board and the Landscape Committee.
- C. Lighting South Entrance: Management was instructed to contact the County and request that the traffic painting along Lake of the Woods Drive be reapplied, as soon as possible.
- D. Volunteer Luncheon: The luncheon will be held in the spring.

NEW BUSINESS:

- A. Association Correspondence: 1). A letter was read from an owner in Southwood Block VI requesting that a hedge behind his home on Lakes of Jacaranda property be trimmed. The President and Secretary will inspect the hedge in question and determine what action should be taken. 2). A letter was received from the owners of Lot 581 informing the Board that the 2015 maintenance fee will be put in escrow because the Association has not properly maintained the lake behind their home. Management will respond to the owner about actions taken at the lake and request that the 2015 maintenance fees be paid, as required. 3) A notice of a workshop for the proposed installation of a 125 foot cell tower has been received. The President and Treasurer will attend the public workshop on behalf of the Association. Management will look for information on the previous cell tower request. 4). A request for an Association donation for a golf tournament was declined by the Board. 5). Management will provide information to the Board on costs of a previous lawsuit.
- B. Owner's Comments: 1). The monument signs need to be replanted and there need to be a sense of urgency to get the work done. 2). Acorns on common area sidewalks need to be cleaned off. John Vidas was instructed to do this work. 3). Management will check the landscape contract for dates for mowing weekly and every other week. 4). The gazebo mailboxes need to be cleaned. 5). Owners need to observe the speed limits within the Association.

MOTION was made by Tom Gaines and seconded by Gene Washchuk that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 3:08 P. M. The next meeting of the Board of Directors will be held on December 2, 2014, at 1:30 P. M. at the Lakes of Jacaranda Clubhouse.

Respectfully submitted,

James S. Kraut
For the Secretary