

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
TUESDAY, SEPTEMBER 2, 2014
1:30 P. M.**

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

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 July 1, 2014, as presented.

MOTION PASSED.

DIRECTOR REPORTS

A. President - Bruce Callahan.

1. Unauthorized Clearing of Preserve Area: The owner of 490 Pine Lily Way is requesting that the Association reimburse him \$597.58, for costs associated with replanting the common area illegally cleared by an owner in the Plantation. The Board has referred this issue to the Association's attorney who has been instructed to request costs for new plantings, a fence and legal fees. The President and Secretary will attempt to contact the appropriate Plantation Board about this issue, as it has now occurred for the third time in recent years.
2. 2014 Road Maintenance Program: MOTION was made by Barbara Hockett and seconded by Tom Gaines to approve the road maintenance RFP for Silk Oak Drive, as presented.

MOTION PASSED.

3. Common Area Sidewalks: Troy Grieco and Barbara Hockett checked common area sidewalks and determined that the same sections cleaned last year should be cleaned again. Management will solicit cleaning bids.

B. Vice President – Troy Grieco: No report.

C. Treasurer- Gene Washchuk.

1. Financials: The Treasurer reviewed the July financial report and stated that the Association is in good shape.
2. Delinquencies: The current Aging report was reviewed and is attached and made a part of these original minutes. The Board instructed Management to issue reimbursement checks to all owners with a credit balance.

MOTION was made by Troy Grieco and seconded by Gene Washchuk that the Association foreclose on Lots # J173 and J201.

MOTION PASSED.

3. Rentals/Sales: None.

D. Secretary – Tom Gaines:

1. Newsletter: The next newsletter will be printed and distributed after information

from this meeting, including the road RFP and Authorization Form have been included.

2. Website Report: The July and August reports are attached and made a part of these original minutes.
3. New Members for the ARC Committee: Deferred.
4. Volunteer Luncheon: The date has not been determined. Barbara Hockett has volunteered to work with Judie Gollwitzer to organize the event.

MOTION was made by Tom Gaines and seconded by Troy Grieco to authorize the expenditure of the same amount as last year, plus \$200 for the volunteer luncheon.

MOTION PASSED.

E. Director – Barbara Hockett: No report.

F. Keys-Caldwell Management Company Report:
Property Manager - Jim Kraut

1. Covenant Violations: 1). Management reported that 86 letters were sent to owners mostly about dirty roofs/sidewalks and weeds.
2. Misc. Items: MOTION was made by Bruce Callahan and seconded by Tom Gaines to refer Lot #J201 to the Compliance Committee for review.

MOTION PASSED.

MOTION was made by Bruce Callahan and seconded by Barbara Hockett that the Association send up to two consecutive violation letters to a n owner for an uncured violation and that the third letter be a Notice of Hearing letter informing specific owners that the Compliance Committee will be reviewing their violations.

MOTION PASSED.

SUB-ASSOCIATIONS

- A. Park Estates: The Association is welcoming new residents and planning a community get together in October.
- B. LOJ: No report.
- C. Grassy Oaks II: No report.
- D. Grassy Oaks III: No report.

STANDING COMMITTEE REPORTS:

- A. Architectural Review: Tom Gaines reported that six ARC request forms were approved yesterday and that 65 applications have been received so far this year.

MOTION was made by Bruce Callahan and seconded by Tom Gaines to approve the appointments of Betty Sonnabend and Carol Downes to the Arc Committee.

MOTION PASSED.

- B. Lakes and Wetlands – Art Bradley: The two front lakes at the North entrance will be sprayed for Chara growth.
- C. Disaster Preparedness: Liz Sharpe reported that the Committee hopes to meet in September.
- D. Security Patrol - Bill Johnson: No report.

SPECIAL COMMITTEES REPORTS:

- A. Landscaping – Liz Sharp: The Committee is hoping to meet with the designer to discuss plantings at the South entrance median and the annual plantings in all areas either this Friday or next. Management will contact Artistree about a broken irrigation line on the corner of Lake of the Woods Drive and Lakescene Drive.
- B. Lecture Series: Judie Gollwitzer: None.
- C. Social Update: No report.

UNFINISHED BUSINESS:

- A. South Entrance Lighting: Management will speak with John Vidas about the solar lighting project at the South entrance.
- B. Attorney Review: Management provided information on three additional homeowner association attorneys for review. Gene Washchuk and Tom Gaines will review the information and provide the Board with a recommendation.
- C. Communication to Owners: The Board will include the Authorization Form in the next newsletter and also add it to the website.

NEW BUSINESS:

- A. Correspondence: None.
- B. Owner's Comments: 1). The two parking bumpers at the LOW mailbox still need to be replaced. 2). Board members will submit dates in the second week of October for the 2015 budget meeting.
- C. Unauthorized Clearing of the Preserve Area: Covered.

MOTION was made by Bruce Callahan and seconded by Tom Gaines that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 2:58 P. M. The next meeting of the Board of Directors will be held on October 7, 2014, at 1:30 P. M. at the Lakes of Jacaranda Clubhouse.

Respectfully submitted,

James S. Kraut
For the Secretary