

LAS PALMAS HOA, INC.
BOARD OF DIRECTORS' MEETING
DRAFT MINUTES: 3/22/23

CALL TO ORDER: The meeting was called to order at 6:06PM

DETERMINATION OF A QUORUM: a Quorum was established with three (3) board members present via teleconference

PROOF OF NOTICE: A Notice with Agenda was posted and emailed to all members.

OLD BUSINESS.

Gate Install Status: Management & The Las Palmas Board reported that the contractor hired to complete the gate project in 2022 has not completed the job, has been regularly non-responsive, and is in breach of contract. Management turned over all needed documents and correspondence records to the association attorney for serving notice to the contractor. The attorney's office has served a demand letter to the contractor and they are now the mediator for the situation. Updates will be provided as they are available.

Pond Update: Brenda Falger reported that Melissa Harrison, environmental specialist with Public Works Dept is working on our pond refurbishment project. Management has provided any additional info to her since her presentation at the Annual Meeting. This clean-up and refurbishment of the pond and plant life is a free program with no cost to the owners. A PDF of the presentation has and is available via the portal- please go there to obtain it if you are interested in viewing.

NEW BUSINESS:

Parking Pass Package: A discussion on parking passes was held. Management has built a database with a pass number linked to each homeowner. The passes will be mailed out beginning of April and enforcement to begin in May. Any vehicle parked on Tyler Circle road will be required to display the pass at all times or be at risk of towing.

Approve Entry Sign Refurbishment: A discussion was held on the condition on entry/exit signs. Management spoke to 3 companies about refurbishment and provided 6 design options with pricing. A Motion was made to approve Signarama's proposal for refurbishment of both signs at a cost of 5,000 (negotiated down from 6,500).

1st- Joshua Kitner, 2nd- Brenda Falger, Motion Passed 3-0

Painting & Address Number Assessment: A discussion was held on address numbers. Some are missing, painted over, chipped, etc. A decision was made to repaint all numbers and replace any that are missing. Cost to be covered by the association despite owner responsibility to maintain.

Landscaping Upgrades: A discussion was held on upgrading select landscaping spaces. Management to discuss with landscaper on some ideas/proposals. A discussion was held on matching new landscaping to the Las Palmas signage areas- after the sign refurbishment. It would make sense to bundle all as one project. Management to provide updates.

Gutter Cleaning: A discussion was held on gutter cleaning needs. Management to source pricing with 3-4 vendors and schedule to be done ideally in April before rainy season- contingent on vendor cooperation.

SET NEXT MEETING DATE/TIME: TBD

CALL TO ADJOURN: A Motion was made to adjourn the meeting at 7:05PM