

Laurelwood at Bayside Lakes Home Owner Association

Board of Directors Meeting – Thursday, December 1, 2022 6:30pm

BAYSIDE LAKES CLUBHOUSE

Minutes of Meeting

1. Call to Order at 6:30 PM by Carl Doughty (PRES)

Establishment of a Quorum: 4 of 5 board members present (see attendance):

Proof of Meeting Notice: Posted on community communication board on 2022-11-29
- Typographical error in notice: Incorrect date / Correct day (corrected 2022-11-30)

Roll Call:

Parcel	Owner / Attendee
1711	Julia Schwaller (BOD – MAL)
1716	Ingrid Gaskin-Friar (BOD – TREAS)
1775	John Fazekas (BOD – SEC)
1776	Carl Doughty BOD – PRES)
1705	Robert Rueckert
1705	Angie Rueckert
1735	Deanna Douglas
1816	Lisa Veta
1864	Ruthanne Hanson
1855	Rose Raffinello
1801	Denise Klenotich
1791	Steve Widener
1732	Jannine Henzeller
1841	Rick Schrupp
Fairway Mgt	Joy Simons

2. Financial Report – Treasurer

Discussed status operating budget, reserve and investment yield (available in report).
Discussed advantage in return in investment strategy and noted the CD is a higher return over the money market investment.

Motion to accept financial report.

Motion: John Fazekas

Second: Carl Doughty

Vote: Approved (unanimous)

Motion to transfer \$31,000 from the money market fund to a CD for a higher return.

Motion: Ingrid Gaskin-Friar

Second: John Fazekas

Vote: Approved (unanimous)

Note: This will be planned for 02 DEC 2022

3. Inspection Results

1755 to be issued a certified letter cumulating additional violations – Coordinating with HOA attorney to define all issues.

Note: Plan to issue letter on 02 DEC 2022

4. Open Business

A. Status of front entrance irrigation system

GFI outlet is continually tripping – Need electrical investigation

B. Status of tree removal project

Complete, no issues

C. Status of sidewalk maintenance project

36 residents have committed to participate (work to start after 05 DEC 2022)

About 10 residents plan to manage their own maintenance needs

Sidewalk between 1701 and 1705 has an area over the utilities station that is settling / sinking (needs investigation for cause and solution)

D. Status of entry electrical system maintenance

Entry lamps (on posts and on entry wall) are deteriorating and require replacement:

- New fixtures are approximately \$25 each (\$500 for materials)
- One estimate is for \$860: Will obtain additional estimate for project
- Will plan for the CY 2023 operating budget

E. Status of lake Management Issue

The project has options but the most significant milestone is to initiate the activity with local government. The permit process will be started.

Options still under consideration:

- Grating for interconnections
- Number of fish to integrate into the lake
- Impact on existing environment (other wildlife, fishing enthusiasts, etc)

5. New Business

A. Laurelwood HOA Budget for Calendar Year 2023

The budget will be reviewed on 07 DEC 2022

Note: The BOD has no intention of raising HOA dues and will not support an increase in the proposed budget.

B. POA Activities

Dues are expected to decrease based on the completion of additional developments in Bayside Lakes.

The Facility on Osmosis Rd will become available for development in the near future (may accommodate up to 123 additional residences)

Starbucks and a car wash will be breaking ground in 2023. AutoZone is not yet confirmed. The POA has already given acceptable elevation feedback. To access PAO minutes etc, type in Bayside Lakes POA into search engine and click on link.

6. Committee Report

- A. Social Committee Report (Ruthanne Hanson)
Front entrance GFI is continuously tripping (See 4.A – Under investigation)

- B. Violation Arbitration Committee Report (Carl Doughty)
No action at this time

- C. Architectural Review Committee Report (Lisa Veta)
1705 - Discussed events and decisions in the application processing for fencing.

The ARC communicated their disagreement and the HOA BOD responded with details as understood by the BOD. The two parties were not able to reach agreeable terms and all members of the ARC tendered their resignation. HOA BOD President Carl Doughty accepted the group's resignation.

At this time, all ARC applications will be processed by Fairway Management and submitted to the HOA BOD for review and decision.

7. Date for the Next Scheduled Meeting is Thursday, January 05, 2023 at 6:30pm

8. Adjournment

Motion to adjourn at 7:45 PM
Motion: Ingrid Gaskin-Friar
Second: Carl Doughty
Vote: Approved (unanimous)