

Laurelwood at Bayside Lakes Home Owner Association

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

BAYSIDE LAKES CLUBHOUSE

Minutes of Meeting

1. Call to Order at 6:30 PM by John Fazekas (SEC)

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

Proof of Meeting Notice: Posted on community communication board on 2022-08-26

Roll Call:

Parcel	Owner / Attendee
1711	Julia Schwaller (BOD – MAL)
1716	Ingrid Gaskin-Friar (BOD – TREAS)
1744	Iris Barclay (BOD – VP)
1775	John Fazekas (BOD – SEC)
1816	Lisa Veta
1840	David Tunnell
1855	Rose Raffinello
1708	Chelsea Brand
1745	Scott Jones
1841	Rick Schrupp
1732	Jannine Henzeller
Fairway Mgt	Joy Simons

2. Financial Report – Treasurer

Discussed status operating budget, reserve and investment yield (available in report).

Discussed CD maturity and rollover plan

Motion to accept the August 2022 financial report

Motion: John Fazekas

Second: Iris Barclay

Vote: Approved (unanimous)

3. Committee Report

A. ARC Committee Report (Lisa Veta)

1. Application process

1745 – Two applications approved

1. To extend the patio off the existing patio
2. Add 6' white PVC privacy fence off the side of the house near driveway (corner lot)

1884 – Two applications approved

1. Exterior paint
2. New roof

1865 – Review pending

2. Document ARC membership

ARC committee leader noted as Lisa Veta

New member application received from Scott Jones (1745).

Motion to accept Scott as a new ARC member

Motion: John Fazekas

Second: Iris Barclay

Vote: Approved (unanimous)

Next ARC meeting (07 SEP 2022) to discuss ARC application for opportunities to update.

Note: ARC informed the BOD that ARC meetings will be held monthly, one hour before the scheduled BOD Meeting.

B. Violation Arbitration Committee

No activity to review

C. Social Committee (Chelsea Brand)

Upcoming events

1. 'Sip n' Stroll' (community social walk): Planned for 17 SEP 2022 @ 7:30pm-9:00pm.

- Advertised in News Letter and Facebook

- RSVP appreciated but not required

2. Fall (chili) Festival: Planned for 05 NOV 2022

3. 'Progressive': Planned for 03 DEC 2022

Discussed use of clubhouse as a community benefit without charge

- Fairway Management noted HOA may use once per year without charge (to be in lieu of a scheduled BOD Meeting).

- To review opportunity to plan activity support

4. Status of Sidewalk Issue

Dave Tunnell presented a review to define the problem of lifted sidewalk sections as a potential trip/safety hazard, and multiple technical solutions of various methods and cost. Many of the methods are based on solutions successfully employed by other communities.

There was significant discussion regarding:

- Techniques meeting community standards
- Sense of urgency based on recent legal results from other HOA's under litigation
- Roles and responsibilities associated with sidewalk corrective actions
- Invasive methods which sever tree roots verses those that preserve the tree root system

- Opportunities for the community to potentially save a considerable amount if collective action is taken

Upon conclusion, it determined the board will review and provide community guidance in two to three weeks to present viable options to homeowners.

Note: The BOD concluded the following:

- Tree root preservation is not the responsibility of the BOD, and the homeowner must choose the most appropriate method of sidewalk maintenance applicable. Any undesirable affect is the responsibility of the homeowner, to include tree replacement in the event the tree does not survive the sidewalk maintenance.
- The immediate consensus was that any method that meets the current community standard (a concrete pad) is acceptable, regardless of the technique. However, any method that presents a different appearance must be reviewed and approved before employed to effect sidewalk maintenance.

5. Status of Lake Management

Discussed the current corrective actions to treat the overgrown lake vegetation (baby tears) to note there has been a marked improvement. Another treatment is planned, and the action will be re-evaluated based on the success of that next treatment.

NOTE: The Sidewalk Issue presentation and discussion consumed the majority of the meeting time and prohibited the discussion of the remaining topics (6 – 10): They will be reviewed during the next board meeting.

11. Date for the Next Scheduled Meeting is Thursday, October 06 at 6:30pm

12. Adjournment

Motion to adjourn at 8:03 PM

Motion: John Fazekas

Second: Iris Barclay

Vote: Approved (unanimous)