

**The Fairways at Laguna Oaks Homeowners Association
Board of Directors Annual Meeting
Minutes
July 14, 2021**

The Annual Meeting of The Fairways at Laguna Oaks Condominium Association Board of Directors was called to order at 6:00 pm by President, Brian Buckley. Present from the Board of Directors was Brian Buckley, President. Barry Mastrangelo and David Leipert were absent. Norma Meyer from DiLucia Management Corporation was also present.

Management confirms that a quorum of the Board has not been established, however, Meg Burns is in attendance. Meg is running for the Board and since there are two positions and two people running, Meg has been voted onto the Board. All the Fairways at Laguna Oaks members in attendance are agreeable with allowing Meg to sit on the Board tonight. Meg is attending this meeting as the second Board person. There is a quorum.

Brian motions to accept the minutes of the 2020 Annual Meeting held on July 16, 2020. Seconded and all in favor.

Election Results

Carol Smith volunteered to count the ballots. Brian Buckley and Meg Burns both ran unopposed. Meg is welcomed to the board. Brian Buckley has been re-elected to the Board and Meg Burns has been elected to the Board. Meg has a three-year term and Brian a one-year term.

President's Report

Brian thanked Dave Leipert for his service. Dave is the most senior board member and should be congratulated for what he has done for the community.

Brian feels that an engineering study should be done when the next phase of construction is complete. The engineering report will assess all the Association's assets and tell what should be put into reserves. After some discussion, it was agreed that a study should be done prior to completion of the next phase or before developer has signed off.

It was also suggested that an environmental study be done as well.

After looking at the last year's minutes, Brian notes some accomplishments over the past year:

- The proudest accomplishment was resurrecting the landscape committee. They have, and continue, to do a lot of work for the community.
- An AdHoc committee was formed for financials - Bob Haines, Brian and Dave. The audit was behind and that has been rectified, we are now getting monthly reports and the numbers are looking good.
- The website was set up and that is working well. It would be better if more of the homeowners went on to review areas of concern. It is a secured website. There is a separate folder for financial documents.
- The deed restriction, passive recreation, was approved within the last year.

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Treasurer's Report

Since Dave is not in attendance, Brian advises that there is currently \$85,000 in the operating account and as of July 11th there is over \$100,000 in reserves. The reserves will grow quickly with the new home sales.

Manager's Report

- Norma discussed the election – there are two spots to fill with two people running. Even though it is an uncontested election, we still have to go through the process of counting votes. Barry is currently on the board and has another year to his term. With the election, the highest number of votes will have a three-year term and the 2nd highest will have a one-year term. All board members have the same power. A reorganization meeting will be held by the Board members to determine the positions they will hold. According to the by-laws you can have more than 3 board members.
- BrightView called today to let Management know that the wiring issue at 200 and 300 was fixed. The end of the last island was capped and that is fixed.
- We have been advised that the first settlement will take place on July 26th.

HOA Quarterly Business Review

Landscape Committee – Maureen, landscape committee chairman, reiterated that they had received proposals for landscaping and that BrightView came in with the lowest bid. She advised that they are not happy with the irrigation. There has been discussion of installing wells, but there is a question about the iron levels of the water and the staining of the sidewalks. Maureen was given a Weathermatic SmartLink brochure from Erik at BrightView. SmartLink is a controller so that the irrigation can be monitored from any cell phone any place. It gives the operator the ability to control the irrigation. According to the brochure there can be a 38% water savings. The system costs between \$8,000 to \$10,000. BrightView was asked to do a schematic for the irrigation system. It was also suggested that a schematic be completed for Phase 2 as well.

It was suggested by a homeowner that any well be tested for salt water intrusion. Brian advised that you don't get answers until you dig for the well.

Maureen also asked if the landscape could have discretionary funds to buy plants, etc. to enhance the community. A proposal had been previously submitted to the Board for review.

It was suggested that BrightView be asked how things will change contractually as units are sold and buildings are complete.

Financial Committee - Brian also thanks Bob Haines, who is a CPA, for helping out with the financials. Brian advised that his key reason for getting on the board originally was to get a handle on the financials.

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Phase 2 Update – Brian advised that he is trying to keep up with Phase 2. There will be 38 new homes – 13 in the front, 12 in the middle and 13 in the back. He has been told that Ryan Homes will not list any home until the infrastructure is built. As of this date, he was told that of the front and middle which is 25 homes, 22 already have agreements of sale. They expect to have all sales completed by the end of December and Ryan Homes plans on being out of the community as of June 2022.

Maintenance – No parking signs were installed in the front of the community. A survey was put on the website about the bug problems. It was agreed that it was more effective if the entire community was treated. There was also a cost savings. Carol Smith asked if the Phase 2 homes would be included in the bug issue.

Homeowners Issues and Feedback

There was discussion about welcome packages for the new homes and Meg suggested that someone (a committee) should reach out and talk to all new homeowners. It was suggested that the welcome package be put on the website so that everyone knows what is being sent to the new homeowners.

The question was asked as to when the golf course would be adding the new hole. The golfers all agree that the golf course is better this year than last. The feeling is that the new hole won't be put in until next year.

The speed limit was brought up. It is felt that speed has been a problem – one area says 15mph and the other 25 mph.

It was suggested that the Association come up with a maintenance schedule for:

- Power Washing – every two years was suggested
- Door Painting
- Gutter Cleaning
- Dryer Vents – this should be the responsibility of the homeowner and the homeowner should show receipts when they have this work done.

The meeting is adjourned at 7:30 pm. The next board meeting will be announced.

Respectfully Submitted,

Norma Meyer, Regional Manager
DiLucia Management Corporation