

OLHOA Meeting Minutes May 1, 2025

Meeting started at 7:00 PM

Board members present:

Christopher Guerra

Jack Reba

Ana Morales

Mitchell McKinney

Motion to approve agenda raised by Mitchell.

Seconded by Jack; all approved.

Motion to approve meeting minutes from meeting held on 4/03/25 raised by Jack.

Seconded by Jack; all approved.

Resident Time

1. No residents present.

Financial and Administrative Matters

1. Checking account balance of roughly \$41,927.
2. Savings account balance of roughly \$21,912.
3. Currently have two \$15,000 CDs accruing interest.
4. All bills paid in April totaled \$6,000.
5. Collections received totaled \$5,889.

Architectural Control, Maintenance and Repair

1. Architectural guidelines have been followed adequately. Jack continues to monitor the neighborhood.

Parking

1. Parking regulations have been mostly followed appropriately. Letters are being sent out when violations are identified.
2. Still issue with repeat offender on Flagship Dr. parking for extended periods of time in Visitor spots.
3. New owners who did not receive parking passes from previous homeowner will need to purchase new passes.

Old Business

1. Summer in person HOA meeting will be 11:00 AM - 1:00 PM with food available at 12:00 PM on June 7th, 2025. It will take place at the children's playground. Mission BBQ will be provided for catering with RSVP being sent out to all residents to gain a potential head count estimate.
2. DPOR CIC license renewal was sent in April prior to expiration.
3. May HOA Newsletter to be sent out in the next coming days.

New Business

1. Question was raised regarding to keep structure of volunteer resident only HOA or to potentially hire external property management company. Board will continue as currently structured for the time being and actively recruit more volunteers to join the board.
2. Mitchell was nominated for Vice President by Chris. Seconded by Ana. All approved.
3. Board to revisit disbursement of trash cans to all residents.
4. Sign previously worked on by Omar is loose again and will need to be addressed.
5. Board will receive quotes from Omar and rat bait technician regarding power washing the neighborhood sidewalks.
6. Board will mention potential loose solar light by bus stop for repair to Omar.

Motion to end meeting raised by Chris. Seconded by Jack. Approved by all. Meeting concluded at 7:35 PM, Thursday May 1, 2025.