

OLHOA Meeting Minutes April 5, 2025

Meeting started at 7:05 PM

Board members present:

Christopher Guerra

Jack Reba

Ana Morales

Mitchell McKinney

Motion to approve agenda raised by Chris.

Seconded by Jack; all approved.

Motion to approve meeting minutes from meeting held on 5/01/25 raised by Chris.

Seconded by Mitchell; all approved.

Resident Time

1. Resident Sonya Finney present for the meeting.
2. Issue was raised of bush next to fence needing to be trimmed. Landscaping company will be contacted regarding the bush trimming.
3. Landscaping company will need a reminder to not blow grass trimmings onto neighborhood property and cars.
4. Resident requesting a future conversation with board members for HOA dues payment regarding Bills Pay system functionality.

Financial and Administrative Matters

1. Checking account balance of roughly \$38,629.
2. Savings account balance of roughly \$21,924.
3. Currently have two \$15,000 CDs accruing interest.
4. All bills paid in May totaled \$5,876.
5. Collections received in May totaled \$795. Lawyers were contacted regarding collections threshold amount. The threshold is set at 3 missed payments as established in 2021. Board will oversee the threshold being enforced.

Architectural Control, Maintenance and Repair

1. Architectural guidelines have been followed adequately. Jack continues to monitor the neighborhood.
2. Board will reach out to Omar regarding repairing/repainting the benches.
3. Board to enforce that all ACC repairs are made on houses recently sold.
4. Board discussed restarting the Spring ACC review neighborhood walkthrough.

Parking

1. Parking regulations have been mostly followed appropriately. Letters are being sent out when violations are identified.
2. Issue was raised of residents parking in visitor parking during the day. Make and model of offending vehicles will be recorded in parking logs to assist in the sending of letters process.

Old Business

1. Summer HOA meeting rescheduled for Saturday, July 12th at 11:00 am - 12:00 pm at neighborhood playground. Preparation for the meeting includes sending out RSVPs and coordinating with Mission BBQ.
2. Board is looking for power washing company that can power wash the sidewalks using their own water tanks. Previous landscaping company will be contacted.

New Business

1. Washing machine and other bulk trash was put out on Rivershore. Board will need to contact 1-800 Got Junk to remove it for a fee. Residents raised question of whether it could be possible to have a one-time free bulk trash pickup day. Board will look into the option.

Motion to end meeting raised by Chris. Seconded by Jack. Approved by all. Meeting concluded at 7:39 PM, Thursday April 5, 2025.