

## OLHOA Meeting Minutes August 14, 2025

Meeting started at 7:06 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 7/12/25 raised by Chris.

Seconded by Mitchell; all approved.

### Resident Time

1. Issue was raised regarding additional dead branches falling from tree in resident's back yard overhanging Rivershore Dr. Board discussing future efforts to coordinate with homeowner to address the issue. Additional written notices will be sent to the homeowner.

### Financial and Administrative Matters

1. Checking account balance of roughly \$36,917.
2. Savings account balance of roughly \$21,948.
3. Currently have two \$15,000 CDs accruing interest.
4. All bills paid in July totaled \$8,657.
5. Collections received in July totaled \$2,437. 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 and send letters as needed.
2. Board to look into repairing benches at the playground.
3. ACC walkthrough inspection of the neighborhood tentatively scheduled for October.
4. Board will continue to enforce proper maintaining of residents' trees and shrubs.

### Parking

1. Parking regulations have been mostly followed appropriately. Letters are being sent out

when violations are identified.

#### Old Business

1. CNW Landscaping Services were notified of resident concerns raised in prior HOA meetings. Board is awaiting their response.
2. Board still looking into hiring a power washing company with their own water tank to clean sidewalks.
3. Board to review HOA regulations to identify and correct any inconsistencies.

#### New Business

1. Board to determine how to best use help of any volunteers.
2. Annual meeting upcoming in December and the board will begin to identify where and when the meeting will take place.
3. Board to explore more efficient ways to enforce parking regulations. Will look into hiring a towing

Motion to end meeting raised by Chris. Seconded by Jack. Approved by all. Meeting concluded at 7:37 PM, Thursday August 14, 2025.