

## OLHOA Meeting Minutes September 04, 2025

Meeting started at 7:02 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 8/14/25 raised by Chris.

Seconded by Mitchell; all approved.

### Resident Time

1. Issue was raised of overgrown tree near sidewalk behind basketball court. The board will follow-up with landscaping company to discuss trimming the tree.
2. Branches overhanging Rivershore Drive continue to break and be an issue. Homeowner with the tree has been addressed regarding this issue since the tree is on their property. Homeowner will be responsible for expenses incurred for maintaining the tree and fallen branches.

### Financial and Administrative Matters

1. Checking account balance of roughly \$31,946.
2. Savings account balance of roughly \$21,960.
3. Currently have two \$15,000 CDs accruing interest.
4. All bills paid in August totaled \$6,610.
5. Collections received in August totaled \$1,375. 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.
6. Homeowner overdue on paying HOA dues requested payment plan of \$200/month in addition to paying all on-going HOA dues until caught up on payments. Board to consider previous payment plans completed by other homeowners and vote at a later date.

### 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. Omar offered to repair and

- repaint all four benches for \$600. Board to acquire written estimate from Omar.
3. ACC walkthrough inspection of the neighborhood tentatively scheduled for October.
  4. Board will continue to enforce proper maintaining of residents' trees and shrubs. Letters to be sent out to repeat violators for overgrowth over sidewalks and common areas.
  5. Board to look into landscaping contract to see if playground woodchips is included in the contract. Omar offered to do the job for \$3,500.

#### Parking

1. Parking regulations have been mostly followed appropriately. Letters are being sent out when violations are identified.
2. Issue was raised of renters parking a commercial vehicle in community parking space. Board to issue warnings where necessary.

#### Old Business

1. Landscaping company was reminded of their weed eating and tree trimming responsibilities.
2. Rodent bait station were refilled on September 3rd. Bait continues to be taken and are overall effective at reducing rodent issues.
3. Checks were deposited from July and August.

#### New Business

1. Current HOA president will be stepping down at the end of the two year term come end of December 2025. Board will seek for additional volunteers.

Motion to end meeting raised by Chris. Seconded by Jack. Approved by all. Meeting concluded at 7:53 PM, Thursday September 04, 2025.