

WOOD RANCH - LAKE PARK VILLAGE

HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

June 22, 2023

MINUTES

CALL TO ORDER

The Board of Directors Meeting of the Lake Park Village Homeowners Association was called to order at 6:00 p.m. The Meeting was held in person at The Emmons Company and via video/teleconference in compliance with Civ. Code §4090(b).

BOARD MEMBERS PRESENT

Paul Fowler
Dave Matthews
Joan Ruddell
Eric Smith

OTHERS PRESENT

Pam Zegers, Association Manager
Frank Wallingford, Homeowner

HOMEOWNER CONCERNS:

Concerns as discussed at the meeting and received in writing included:

- Concern with the lack of maintenance of the association's common areas;
- Residents leaving trash cans in street.

COMMITTEE REPORTS

Security – The Board reviewed the current security report submitted Cornwall Security. Concerns were raised about the patrol guards not being seen often in the community. Management will contact Cornwall with the concerns.

Lake – The Board reviewed AquaTechnex monthly report. Management will contact Jordyn and request that the crew look at the back side of the lake near the bridge as there are boulders/large rocks that have loosened and are now missing. Management will also schedule an onsite to walk the lake area with Jordyn to discuss maintenance in the back of the lake.

ARCHITECTURAL

Nothing to Report

RULES VIOLATIONS

The Rules violation log was presented to the Board for review.

NEWSLETTER

Newsletter items were discussed.

MINUTES

The Board reviewed and unanimously approved the May 2023 meeting minutes.

FINANCIALS

The financial report for May, 2023 were reviewed and unanimously approved. The total cash on hand as of May 31, 2023 was \$411,878.51.

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Delinquency Report – The Board reviewed a copy of the current delinquency report.

MOTION: A motion was made to begin the lien process on lot #00025. This motion was seconded and carried unanimously.

Escrow Report – The Board reviewed a copy of the current Escrow Report

OTHER ISSUES

Misc. Correspondence: Correspondence as received was presented to the Board for review.

Reserve Study – Proposal Review: A proposal as received by Association Reserves was presented to the Board for review. **MOTION:** A motion was made to move forward with the Three Year Loyalty Plan, totaling \$910.00 per year. This motion was seconded and carried.

Drought Tolerant Plant Material Guidelines – Review/Discuss: The draft Drought Tolerant Planter Material Guidelines was presented to the Board for review. **MOTION:** A motion was made to formally approve the draft. This motion was seconded and carried unanimously. A copy of the final document will be sent to all owners for their file.

Action Item List – The Board reviewed the action list from the last meeting.

NEXT MEETING

The next Board of Directors is scheduled for July 27, 2023, at 6:00 p.m. at The Emmons Company and via zoom/telephonically.

ADJOURN

There being no further business, the Board of Directors meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Pam Zegers
Association Manager