

PALM LAKE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS

MEETING MINUTES

SEPTEMBER 5, 2023

Board members present: Russ Carlson, Dr. David Boyer, Fred Lenz, Tory Wozny and Mike Ketchum

Homeowners present: Sal Haider, Bev Carlson, Simon Hemming, Marty Crosley, Marcos Cigagna and Rose Ann Ketchum

President Russ Carlson called the meeting to order at 7pm.

SECRETARY'S REPORT

Mike Ketchum presented the minutes from the August 22nd Board Meeting for approval. A motion was offered and seconded with the minutes approved without objection.

ORANGE COUNTY NEIGHBORHOOD IMPROVEMENT GRANT

The Board discussed and agreed on certain proposed community projects that could potentially receive a county matching grant for up to \$15,000. The projects identified included the needed pressure washing of the wall and painting of the stucco along Palm Lake Dr. and at the guardhouse, another Palm tree at the island, a replacement Laurel Oak on Palm Lake Dr. and additional lighting along Palm Lake Dr. Competitive bids will next be sought for the various projects. The board is hopeful the grant request can be finalized and submitted when the county begins accepting the 2024 grant requests on Oct. 12<sup>th</sup>.

OPERATIONS REPORT

Russ Carlson announced an upgrade of the components of our gatehouse security system costing approximately \$5,500. The new system approved by the board should be installed by the end of September.

Carlson referenced his recent effort to identify common area trees that may present a hazard and need maintenance. He asked to be advised of any further tree maintenance that needs addressing.

Carlson also reported Steve Hunter and Katherine Adams had withdrawn their ARB application to install non-standard roofing material on their house.

Fred Lenz reported the work to remove the tree stump remaining at the Dugan residence is on track for the end of September.

ARB REPORT

Vice President Tory Wozny was recognized to brief the board on the work by the Architectural Review Committee (ARC) which has resulted in a document that extensively updates and clarifies Palm Lake's Rules and Regulations. Wozny also presented and described how the ARB enforcement process would

work for violations of the Rules and Regulations along with the application process for homeowners ARB requests.

A wide-ranging discussion followed comments by board members and attendees on the proposed ARB Community Guidelines, Design and Maintenance Standards found in the draft document presented by Wozny. There was mention of several instances where the draft document differs from the current Rules and Regulations and there would be a need for "grandfathering." Also observed was whether the verbiage of certain current Rules and Regulations might still be the preferred verbiage as opposed to that found in the draft document. Additionally, it was noted some homeowners were unclear regarding the role of the ARC as opposed to the ARB. It was suggested that the ARB currently has an official "standing" in our governing documents with certain powers granted it while there is no current reference to the ARC. Wozny encouraged board members to forward any further comments on the draft document to him for review.

To conclude the discussion and determine the best way to further socialize the draft document, it was agreed the draft document would be circulated shortly to homeowners who would then have 30 days to review and comment on the draft document. This will be followed by a PLHOA Community Meeting scheduled for mid-October to hold an open discussion on the feedback received from the community. The board will then decide whether to grant a final approval of the document.

The meeting was adjourned at 8:30 pm.

Respectfully submitted,

Mike Ketchum, Secretary