

Minutes

SLCA BOARD MEETING 10/19/2015

Directors present: Dave Anderson, Si McAninch, Kevin McGrath, Bill Luthy
Guest: Dell Mack homeowner

Dave called the meeting to order at 7:00PM

1. Dave Anderson made a motion that the minutes from the September 16, 2015 BOD meeting be accepted as presented. Bill Luthy seconded the motion and it passed unanimously.
2. Treasurer's Report: As presented. A December 8, 2015 date has been scheduled for the Annual HOA Meeting. The proposed 2016 budget and the projected 2015 spending items must be available for our November meeting.
3. Projected 2015 Spending: There remain several items to be completed by the end of the year to include mulching the common areas, tree trimming, and stone work in the entrance area. If budgeted 2015 funds are available, the sidewalks and street gutters could be cleaned.
4. ARC Inspections for C& R violations: The next semiannual full inspection will be done in late October. From the last round of inspections, seven homes had not complied and were sent a second notice. After receiving the second notice, five of the seven have remediated the issue.
5. Landscape Renovation Proposal: A presentation will be made at the Annual HOA meeting. The proposal will be for approximately \$9,000-10,000 annually for the next three years.
6. Villar Property: There has been no change since the last meeting and it is anticipated that no HOA fees will be collected this year for that residence. Our community attorney is working on getting a foreclosure sale set.
7. Building Proposed Budget for 2016: The Paving Reserve is to be renamed the Paving and Sidewalk Repair Reserve in anticipation of future costs associated with the aging sidewalks and damage caused by roots of the oak trees in close proximity to the sidewalk. Of the \$250.00 proposed for 2016, \$200.00 will be allocated for paving and \$50.00 for the sidewalks. A new Mailbox/Lamppost Reserve will be established, which will spread this expense over several years. The final budget proposal will be presented and voted on at our November meeting.

8. Social Committee Update: An anonymous donor gave SLCA \$1000.00 for additional Holiday lights for the lampposts.
9. Paper chute Modifications: This project has been completed.

New Business

1. The Balint residence is currently doing landscape and walkway renovations. The contractor's stone delivery truck esthetically damaged the new asphalt in front of their house.
2. Tree trimming was recently done on three Areca Blvd home sites to an extreme level. Many of the tree limbs were completely removed and the height of the remaining branches is well above the eight foot clearance over the sidewalk. Discussion surrounded whether a notice should go out to homeowners detailing acceptable heights for trimming.

Meeting adjourned at 8:05

Respectfully submitted