

MINUTES
Lake Heron Board Meeting.
September 9, 2024

Call to order: 6:38 PM Clubhouse.

Present at the meeting: Max Saus, John Copeland, Tiffany Wells, Mark Cravens.

Quorum Established.

Proof of Due Notice Posted: 48 Hrs.

Prev. Minutes: Tiffany motion to waive reading, 2nd Max, unanimous.

Committee Reports

Finance- John Copeland. 2025 Budget submitted for review. \$499,316.00 proposed for Operating & Reserve (\$278,330/operating. \$220,986/reserve). \$244.00/mo./unit.

Treasurer- Tiffany Wells. May 2024 Budget \$23,778.94, spent \$19,228.55, \$4,550.39 under spent. June 2024 Budget \$23,778.94, spent \$31,025.27 over budget \$7,246.33. July 2024 Budget \$23,778.94, spent \$20,831.73, \$2,947.21 underspent. Building maintenance and plants/mulch accounted for most of the excess.

Grounds/Irrigation- Angela Hester. No open items.

Architectural Control- No report.

Clubhouse- Angela with UPI. 1 August and 1 September reservation. No problems.

RV Parking- Max- 3 open spots.

The Park Team- No report.

Parking Enforcement-Problems being addressed on Woodstork.

Social Committee- Mark Cravens, interim chair. Replacement chair is needed (please volunteer). October 16th is a wine/dine fellowship.

Welcome Committee- Tiffany Wells-2 units for rent, 2 units for sale. Residents-please submit articles, recipes, etc. for the Banner to Dee Ryder.

Old Business:

Revised front door standards with window inserts-roll forward to October.

Rule for Outdoor Feeding. Posting from 2016 rules. No feeding in common areas.

Maintenance: new vacuum cleaner, AC tune up, Carpet/tile/chair cleaning. Completed.

Water fountain removed & water valve replaced for clubhouse: Completed

New Business:

Committee to inspect roofing. Motion to appoint a roofing committee to monitor roofs for potential damage caused by limbs. Inspection every 6 months. Max motion, John 2nd, unanimous.

Power washing is needed more than once every two years. Next PW is 2025.

Electronic Banner and boxes for holding The Banner instead of delivery.

Director change-John Copeland stepping down. John motioned to have Bill Prall serve out the remainder of John's term, effective at the end of this meeting. Max 2nd, unanimous.

Adjournment: 7:18 p.m.

Next Meeting is October 14, 2024.