

**Limberlost Terrace Improvements 1  
Executive Board Meeting  
April 6, 2021  
8:30 am**

Attendees	Carmen Wilcox Peggy DeLuca	Eric Moorehead Mary Lynn Hamilton
Absent	Waunita Moon	

**I. EXECUTIVE MEETING**

- Meeting was called to order at 8:05 am

**II. NEW BUSINESS**

1. HOA Member - Severe Dues Delinquency. Another certified letter will be sent to HOA Member. Letter content will: 1) request that member re-initiate monthly payments commencing April 1, 2021, 2) confirm that current lien for outstanding balance will remain in force, and 3) foreclosure paperwork may be filed if dues payment are no reinitiated by the specified date.
2. Board Member Replacement. Carmen Wilcox, our current LTIA President, will need to be replaced since the sale of her townhouse was final on March 26, 2021.
3. Pool Opening. The pool will reopen with the caveat that bathrooms will remain locked until further notice.
4. Road Patching Bids. Peggy current has two bids and will obtain a third bid for road patching.
5. Road Replacement Financials. The road replacement fund is realizing steady growth since the spa closing. LTIA will proceed with road patching to allow for continued road replacement fund growth which will mitigate the need for a HOA special assessment. Projected road replacement is 2-3 years.
6. HOA Due Payments. LTIA's decision for an annual dues increase has caused confusion regarding month dues payments. LTIA Board voted to reinstitute payment booklets to be provided to each HOA member. Peggy will order and provide one payment booklet to each HOA member prior to the next due increase effective 7/1/21. A letter will accompany the payment booklet outlining the dues increase in July 2021 and July 1, 2022 to \$78 and \$81, respectively.

:caw  
April 6, 2021

**Limberlost Terrace Improvements 1**  
**Executive Board Meeting**  
**June 30, 2021**  
**1:30 pm**

Attendees	Concetta Velasquez	Eric Moorehead
	Peggy DeLuca	Waunita Moon

Absent	Mary Lynn Hamilton
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**I. EXECUTIVE MEETING**

- Meeting was called to order at 1:33 pm

**II. OLD BUSINESS**

1. HOA Member with severe dues Delinquency will be paying his past dues in the near future and will start paying his dues monthly. When payment is received lien on his property will be taken off.

**II. NEW BUSINESS**

1. Pool Fence. Barbed wire around the pool has been cut. Waunita is going to call some fence companies to get estimates on fixing the wire and finding out what we can do to make the fence more secure.
2. Pool Camera. Peggy will call Titan Alarm to come out and look at existing camera and inquire on options for security cameras.
3. Pool Bathrooms. Pool bathrooms are now unlocked and pool operating normally.
4. Pool and entrance lights. Light above Ramada needs to be looked at and maybe fixed and we voted on installing solar lights at the entrance.
5. Ballots. Last year Peggy and Mary Lynn were voted to serve on the board from 10/20- 10/23 at the annual meeting, There was not a quorum so the vote was only official for a year. A letter will go out to the members in August with a ballot to vote for Peggy and Mary Lynn to serve out the next two years on the board. In that letter we will announce the date of the annual meeting and ask for volunteers for the board since Eric's term will be ending. October 1<sup>st</sup>. another letter will go to the members with annual financials and a ballot to vote for a new member to the board. We never have a big turnout for the annual meeting so mailing out ballots and having them returned before the annual meeting is the best way to get a quorum.
6. A notice will be sent out to homeowners who need to paint their lamp post and mail boxes.

Adjournment: June 30, 2021 1:52