

LIMBERLOST TERRACE IMPROVEMENT ASSOCIATION
Tuesday, May 12, 2022 @ 7PM

AGENDA

In attendance: **Peggy DeLuca, Mary Lynn Hamilton, Concetta Velazquez, Waunita Moon, Thomas Doll.**

At 657p we called the meeting to order.

I. Financial Report

Our finances are looking solid. Peggy suggested and the Committee approved putting some money from our checking account into our Road Fund. Although we still have a long way to go, this will help.

Peggy reminded the Committee that our dues increase 5% in July.

II. Violations to bylaws

Peggy has been valiantly addressing bylaw violations by certain households. We checked the Bylaws to see how we can respond. We found that we can fine those households that continually violate these Bylaws. The Bylaws read:

Section 8.14. Fines. If any Owner, his family or any licensee, invitee, tenant or lessee violates this Declaration, the Bylaws and/or the Rules and Regulations of the Association, the Board may levy a fine upon the Owner of the Lot. Such fine may not be more than one hundred dollars (\$100.00) for each violation. The Association may also suspend the right of such person to use the Common Areas, under such conditions as the Board may specify, for a period not to exceed thirty (30) days for each violation. It shall be considered a separate violation for each day a violation continues after written notice to cease has been mailed to the Owner. As such, the Association may impose a

fine for each day such violation continues after such written notice is provided to the Owner. The Board shall establish a procedure by which it imposes such penalties, including the right to hearing if requested by an Owner. Any fines imposed hereunder which remain unpaid for a period of ten (10) days or more after being assessed shall become a lien upon the Owner's Lot upon the recordation of a Claim of Lien pursuant to this Declaration.

III. New Business + discussion

- Weeds, lamp posts and mailboxes – our weeds need to be controlled and our lamp posts and mailboxes need to be painted. We agreed that we, members of the Committee, will monitor the yards around us and provide reminders to neighbors if needed.
- Lamp covers -everyone needs to update the lamp covers.
- **Fence between both Associations** – we discussed the fence and having the posts on our side. Is this a problem? Ask for a discount?

- We discussed contacting the Limberlost Neighborhood about ways to support the homeless situation – maybe setting up a shower area and/or bathroom in the park.
- We discussed making phone calls to trim trees and clean up the Neffson area of the trash. We need to contact Home Depot to clean up their site.
- **Finally, we addressed the pool/pool area.** Cameras for pool area will be set up soon. We will have motion detectors and one that is solar run.
- We addressed the possibility of a handicap ramp for pool area. We will gather estimates.
- We will order the CH set.

IV. Adjournment - approximately 8pm.