

Lancaster at Kings Ridge Neighborhood Association, Inc. BOD Meeting

April 12, 2021 held at Kings Ridge Clubhouse

- Katie Perez called to order at **9:10 am**
- Quorum was established: Barbara (Kay) Weiss, Margaret Goedeker, William (Bill) Hughes, Pat Kehoe and Linda Lawson.
- Certification of Noted presented

Election of Officers:

- Nominated President Barbara (Kay) Weiss, motion by Margaret Goedeker, and second by William (Bill) Hughes.
- Nominated Vice President William (Bill) Hughes, motion by Barbara (Kay) Weiss, and second by Margaret Goedeker.
- Nominated Secretary Linda Lawson, motion by Margaret Goedeker, and second by Barbara (Kay) Weiss.
- Nominated Treasurer Margaret Goedeker, motion by Barbara (Kay) Weiss, and second by Linda Lawson.
- Nominated Member at Large Pat Kehoe, motion by Barbara (Kay) Weiss, and second by Margaret Goedeker.
- All nominations were approved unanimously.

March 8, 2021 minutes presented. Motion to approve by Margaret Goedeker, second by Bill Hughes, and approved unanimously.

Treasures Report – by Margaret Goedeker:

- Report distributed and included in the minutes
- 24,501.32 available balance as of 3/31/2021
- 24,463,58 available balance as of 4/12/2021
- Beyond monthly payments, paid
 - Sod around Seco boxes from mulch budge
 - Irrigation repairs in March budgeted funds
 - Title search
 - Filing of IRS tax return

After today's meeting, will pay to update Lancaster BOD membership with new officers (Sunbiz)

Report attached on last page

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Not all contact information on Blue Water site is complete.

- Residents are responsible for keeping the information current.
- Must be updated in writing, via email or portal with Blue Water

Manager's Blue Water Report as of last month – by Katie Perez

- 24,488.06 balance, 100,242.24 in reserve
- 9 violations issued, none forward to attorney
 - Common violations
 - Mail boxes
 - Potted plants
 - No mold & mildew
 - Stump removals
 - For violation inquiries, resident questions can go to Katie at Blue Water, 407-343-0809, extension 129

Committee Reports

Kings Ridge Committee Liaisons report by Dolore Thomas – sent an Eblast and will continue to do so

ACC Master Board report by Chris Weiss – looking for members

Lancaster Neighborhood Networking report by Helen Bohannon:

- Residents can have COVID vaccine cards laminated free at Office Max
- Noted that truck traffic on Hartwood Marsh Rd has been high (in March 1500 trucks a day, when the goal is 400)
- Residents may notice the new house paint colors available as evidenced by recent painting in other neighborhoods

Lancaster ACC report by Tim Cronin:

- Meet regularly, twice a month
- Apps have been approved
- Adding William (Bill) Hughes to committee
- Remove John Lawson from the Lancaster business card

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Opticaltel report by Choice Edwards:

- Kings Ridge 10-member coalition met with Opticaltel representative
- 16 issues raised, Opticaltel has not responded
- It appears the coalition is not open to extend contract to 10 years
- Choice Edwards will continue to be Lancaster's Liaison

Lancaster Website report by Dolores Thomas:

- Found duplication of minutes on website, will be corrected
- Dolores Thomas will continue to be Lancaster's liaison
- Approved minutes will be forward to upload to website

Land Maintenance report by John Lawson:

- Trimmed trees for the summer
- Likely mowing will be every week; schedule should be coming
- Work orders are being submitted and addressed
 - For special orders, contractor phone numbers for service will be provided
 - Dollar weed in good shape, may need to spray again
 - Seco box sod install went well
- Residents inquiries
 - A few issues with some brown spots are being research
 - Current trimming is not up to par for one resident, monthly is not enough
 - Another resident doesn't want over trim, as newly planted, monthly is enough
 - Guidance will be provided on removal of pine trees

Welcome Committee report by Susie Pamplin – no report

Sunshine Committee report by Janice Nestle – A resident is in recovery at High Top, send cards or visit

Entertainment Committee report by Susie Pamplin, Barbara (Kay) Weiss, Linda Cronin – no report

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Emergency Preparedness report by Margaret Goedeker:

- Safety presentation around overheating, 3/25
- Next Kings Ridge Committee meeting is 4/29, focus on communication
- Approved emergency contact forms
- Information will be distributed shortly

Ladies Luncheon report by Linda Cronin:

- Held in April at Sanctuary Ridge in Summit Greens
- May's luncheon will be at the same location

Decoration Committee report by Linda & John Lawson – no report

Mulch Committee report by John Lawson:

- This year mulch is the responsibility of homeowners
- Required mulch bed is 2 ½ feet in front and back
- Mulch should be large pine nugget red or brown

Roads and Painting report by Margaret Goedeker – no projects

Old business

- Receipt of forms and certification on homeowner's insurance – 6 missing
- Required annually, multiple notices sent out, violators can be reported to CERB/CEC
- Names will be forwarded to board to discuss next steps

New Business

- Approved the motion for the Board to review appointments, reappointments and necessary changes. Motion by Barbara (Kay) Weiss and second by Margaret Goedeker.
- Neighborhood work needs to be under the guidance of an approved Lancaster committee for liability protection.
- Consider resident tutorial on Blue Water website.
- Blue Water will distribute a violation rule log for resident information.
- Another painter contact was supplied to support competitive bids. It was noted that when the budget was estimated, it included 3 bids.
- The Board will discuss a replacement for the legal liaison

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- At subsequent meetings, a microphone will be available for residents that wish to speak.
- Leland Management HOA training is geared to Kings Ridge.

Establish date of next meeting is May 10, 2021

Barbara (Kay) Weiss motion to adjourn at 9:56 am, second by Margaret Goedeker

Linda M Lawson
Lancaster BOD Secretary
10-May-2021 Approved as amended

APPROVED

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April 12, 2021 Treasurer's Report

February 28, 2021 Operating Account Available Balance		\$25,664.27
March 1, 2021 Payments	Seco Energy (February Service)	178.27
	Opticaltel (March Service)	3,927.61
	Blue Water Management (March Service)	400.00
	Blue Water Web Hosting (March Service)	25.00
	First Insurance Funding (March Payment)	234.69
	GeekITDown (Dec. 2020 to January 2021)	\$150.92
	Blue Water Copy/Print/Supplies (February)	70.60
	Credit applied for unauthorized ACC letters)	(3.45)
	Blue Water Credit (for January violation letters)	(4.60)
March 15, 2021 Payments	Dora Landscaping (March Service)	3,750.00
	March Reserves	1,632.10
	GeekITDown (February 2021)	58.34
	Ruggieri Law Firm (Title Search)	45.00
	Dora Landscaping (March-Sod around Seco Boxes)	3,650.00
		11,549.79
March Deposits to Operating Account		+ 12,951.73
March 31, 2021 Operating Account Available Balance		\$ 24,501.52
April 1, 2021 Payments	Seco Energy (March Service)	184.31
	Opticaltel (April Service)	3,927.61
	Blue Water Management (April Service)	400.00
	Blue Water Web Hosting (April)	25.00
	First Insurance Funding (April Payment)	234.69
	Blue Water (Print/Copy/Supplies) (March)	62.65
	Dora Landscaping (April Service)	3,750.00
	Dora Irrigation Repair (March Service)	188.39
April 1, 2021 Operating Account Ending Available Balance		15,728.87
April 12, 2021 April Deposits to date/		+ 8,734.71
April 12, 2021 Operating Account Available Balance		\$24,463.58
April 15, 2021 Payments	April Reserves	\$1,632.10
	GeekITDown (March Service)	35.41