

# Lake Front Homeowners Association, Inc.

## Lake Front Board Meeting Minutes

Date: June 19, 2012

Time: 8:00AM

Place: Lake Front Building U, Unit A

### **APPROVED**

#### **Call to Order**

Meeting was called to order at 8:06 a. m. Board members in attendance were John Christiansen, Brandon Standifird and Jay Modglin. In attendance from Stillwater Community Management was Holly Bristol.

Quorum was established with all three Board members in attendance.

Minutes from April 18, 2012 Board meeting were reviewed and unanimously approved by the Board.

#### **Old Business**

##### **PARKING**

Courtesy violation letter and vehicle tagging has been successful in reducing the amount of vehicles parked in violation of the CC&R parking restrictions.

##### **WINDOW WELLS**

RC Construction inspected all window wells in Lake Front and provided a report to the Board. Report was forwarded to Remington Homes. Remington agreed to repair and replace certain window wells based on the RC Construction report. SCM to detail which wells were addressed and report back to Board.

##### **LIGHTING**

Solar bollard lighting near the mailboxes has been tabled.

##### **BUILDING O WATER**

After repairs were done in March, water bill has gone down somewhat. SCM to compare O building water usage with R building to see if the current usage is still high.

##### **PERIMETER FENCE**

Board approved the test painting of one building and fencing within the building by Keep Out Fencing.

##### **SEAL COATING**

PLM agreed to postpone the warranty seal coating on the streets within the community for a year.

#### **New Business**

##### **FINANCIALS**



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There is a \$3,000 Declarant credit balance on the HOA books and Board requested SCM investigate this issue. Balance was from 2007 where Declarant provided a contribution to fund HOA operations. Per the CC&Rs, Declarant may offset any bills they may incur to the HOA against Declarant contributions. Declarant did not incur any bills to offset their contribution during the period of Declarant control and Board decided to write off the builder credit balance.

**Motion to Approve: Write off Declarant \$3,000 Credit Balance: PASSED**

**RABBITS**

Board requested SCM solicit exterminator bids for removal.

**DESIGN REVIEW COMMITTEE**

SCM to contact volunteers, see if they are still interested and invite to next Board Meeting.

**VARGAS**

Board approved Vargas bid for sod replacement along golf course.

Waiting for landscape replacement/enhancement bid, should get this week.

**UPCOMING MEETINGS**

August 14, 2012, 8am – Starbucks at Wadsworth and Miramonte

October, 2012 – Budget meeting

November, 2012 – Annual/Budget meeting

**Adjournment**

Meeting adjourned at 9:58 am.



**APPROVED**