

LETA Special Meeting Called by Homeowners as outlined in the CC&Rs  
(Bylaws 3.03)

Present:

Property Manager: Lorna De La Ossa

Board Members: Tim Slota, Byron Bennett, Kathleen Viggiano, Julie Garcia

Home Owners: Nancy Bagalini, Bonnie Brunn, Rick and Julie Garcia, Beverly Gragg, Jo Hermann, Sherry Hillman, Phil and Yvette Kinney, David and Lonna Kluis, Michaele Lockhart, Don and Terry Lopez, John and Carol Potenza, Karen Randolph, Doris Ross, Beleah Slota, Pat Struck, Steve and Pat Zak

President, Tim Slota called the meeting to order at 9:30 and handed it over to Pat Struck who stated that the primary reason for this meeting was to enhance communication between homeowners, management, and The Board.

Pat asked Lorna what the responsibilities of the property manager were. Following is a list of some of her responsibilities:

1. She gets bids and advises the board but does not influence the selection that the Board ultimately makes.
2. She makes sure that every vendor is licensed and bonded. (LETA CC&Rs require that all vendors be licensed and bonded) If it is a job under \$1,000 she has her handyman, Dan, do the work (lights, pool gate)
3. A bookkeeper inputs all financial data, Lorna then checks all financial reports before publishing them.
4. She is happy to share all financial info if homeowners put in writing what they want.

Karen Randolph expressed concerns that she was not getting emails and asked Lorna to add her email address to the LETA list serve.

Lorna listened to homeowners concerns about email communication. She said she will send out a test email to all email addresses of record. If a homeowner does not get her email by Wednesday, October 18 please call her and let her know. Her telephone number is: 520-886-9877.

If a homeowner has items that he/she wants to be sent via email, send Lorna a list of the items.

Karen listed these items which she will send to Lorna:

1. Notice of Board Meetings and agenda
2. Board minutes
3. Monthly profit and loss statements
4. Monthly cash flow statements
5. Notices of any work that is to be done in the community-such as painting, tree trimming etc.

6. Quarterly financial statements
7. Notices of Homeowner meetings
8. Budget
9. Minutes of annual meetings to be sent out shortly after the meeting rather than waiting a year
10. When there is a critical issue such as water to be turned off send a text message.

Jo Hermann read an email she received from Lorna concerning a tree on her property. She questioned why she received a communication about a tree that was on her property which according to the CC&Rs is her concern and not the Board's.

Others expressed a concern about inspections. There is no official inspection policy. Kat walks through periodically looking for trash and weeds. If there is a homeowner complaint about a problem, the Board will check it out.

Lorna said that she, Kat, and Tim were doing a walk through with a tree trimming vendor to look for trees that might be a safety concern.

Lonna Kluis said she saw this group look over her wall for a considerable length of time and felt intimidated.

Homeowners were advised that whenever they receive a communication or see something happening in the neighborhood that is worrisome or of concern, that they should call Lorna. Tim said she responds in a timely manner.

Bonnie Brunn thanked the Board for responding to her request for temporary handicapped parking.

Beverly Gragg commented that she was not notified about wall painting and had to quickly trim a bush so the painter could gain access to the area. She waited two weeks for the Landscapers to pick the cuttings up before she finally hauled it through her house to dispose of them.

Lorna commented that if something like this happens again to communicate this to her and she will call the supervisor of the Landscape crew.

Tim reported that there were several call offs by the painter because of high winds and personal matters so it was difficult for him to know for sure when the painter would be coming.

Bonnie expressed a concern about removing trees from the common area.

Beverly reported that, in January, she had a certified arborist look at the tree between her and Pat's house who said it was a high liability and that it was showing signs of interior rot. He recommended removing the tree as soon as possible. She sent his report to Lorna. The Board chose not to act on this recommendation. In the last storm branches from the tree damaged her house. The Board paid the damages. The tree has now been removed.

Pat Struck asked if that tree was going to be replaced.

In responding to Pat, Tim expressed concern about budgeting for those kinds of expenses. He gave the following information. The HOA has fixed monthly expenses of \$4700

1. Water-\$2600
2. Electricity-\$280-290
3. Pool-\$525
4. Bidegan-\$350
5. Landscaper-\$875

This translates to \$160 per household.

Parking fees contribute \$600-625 to the annual income.

Bids for tree service are running \$7800-8000.

Michaele Lockhart expressed real concerns about trees not being properly trimmed which will cause the trees to die. Her concerns were not thoroughly addressed. Perhaps because of time constraints or monetary issues.

Tim announced that the pool is being cleaned just once a week. If a closed sign is posted on the pool gate, homeowners can still congregate in the pool area.

Happy birthday wishes were expressed to Nancy Bagalini.

Tim announced that the annual meeting will be January 6 either at Golf Links library or Bidegain office.

Carol Potenza made a motion to adjourn the meeting.

Meeting was adjourned at 10:53 a.m.

Karen Randolph,  
Secretary of record

#### SATURDAY, OCTOBER 14TH COMMUNITY MEETING MINUTES ADDENDUM FROM HOA

Items that Board requests need to be added

After 8 plus years of service, Byron Bennet. Will be retiring and will not be placing his name  
Up for reelection in 2024.

Tim added that there may be 1, 2 or more board members not serving in 2024. He added that community has ample time in getting nominees.

During discussion of new tree and vegetation planting. Some community members brought up concerns about who and how are going to water new vegetation. The Irrigation system is in need of extensive repair. Just the initial water usage to get new vegetation and trees started, would be extensive. Plus the imminent water rate increase from \$0 .70 CCF to \$1.00 CCF would put a massive strain on HOA budget.

Concerns were expressed by Michael, that the bids we received on trees were not by licensed board (ISA) certified arborists. Lorna expressed that was incorrect and presented Michael license and certification numbers.

Michael wants to review all bids for community work. The board expressed this was why you nominated a board and part of their responsibilities are to obtain bids and make the determination on who to hire. The Board will ONLY hire licensed and bonded vendors. (From what we can tell this was not actually resolved.)

Concerns were brought up regarding communication regarding water shut-off situations. Tim expressed that the board does the best it can and will notify the community by email for PLANNED shut-offs. However, in emergency situations it is extremely difficult to notify affected homes in a timely manner.

Regarding Pats question about replacing the tree in front of hers/Bev's place, the board has no immediate plans to replace it. There was concern about watering needs and also it being too close to the structures. (From what we can tell this was not actually resolved)

Homeowner expressed concern about the board meeting by their back yard. Tim stressed, this was not intended to intimidate or to cause alarm that we were inspecting their backyard. It simply was we had the vendor meet us, park her truck by mailbox to start and finish the tree walk through. Although the Board or Lorna has never conducted a property inspection or private meeting with the board, the board will make a point to notify homeowners of formal or groups walk-thrus. Tim stressed the board has better things to do than look over backyard walls. The board does not inspect individual yards only if something grows into common area, or if there is a complaint by a homeowner provided "IN WRITING" regarding a neighbor not following the CC&R's (dog dropping odor, unapproved structures, trampolines, hot tubs, non anchored structures etc)

Let Lorna and the board know of any special/ temporary parking needs. The board stressed that they are not heartless and are happy to accommodate when reasonable to do so. As meeting was ending, and breaking up, Tim briefly brought up that we

could look into and put out for discussion changing a short term guest spot into a permit spot. It went no further than a quick discussion with a few homeowners.

Thank You  
From Tim, Kat, Julie and Lorna