

# The Lakes of Bailey Ranch - HOA Annual Meeting – 02JUN22

## General Notes

### What has been on the board's action list?

- Solar Panels
- Ponds
  - North is OK
  - South is OK
  - Center has challenges. Heavily silted up and one of the circulators is pending repair
- Landscaping

## Discussion

- Landscaping
  - General unhappiness about quality of mowing and landscape maintenance
  - Agreed to form a Landscape Committee to own:
    - Planting (installation)
    - Mowing
    - Tree maintenance
    - Sprinklers
    - Entrance Christmas Lights
      - HOA owns the lights
      - Lights are currently 7 – 8 years old
      - Lights are stored by the current contractor
  - Committee volunteer members:
    - Brian Towers – committee chair
    - Jennifer Holland
    - Shelley Friend
- Dues and Enforcement
  - Small Claims Court
  - Liens
  - Lawyer costs – look to see if we have any HOA members with legal background to possible volunteer
- Management Company changes
  - Covenant violation questions
  - Agreement that tolerance is required to understand if there are issues (like illness, etc.), but concern was voiced that we need to collectively maintain high standards
- Architectural questions
  - Suggested to add a link to the HOA website with access to a submission form to request permission for building/changes

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- Board Member Elections
  - Brian Towers nominated Heather Foster. Seconded by Bill Brewer
  - Diem Mai nominated Scott Proctor. Seconded by Elwood Henry
  - Jason Cline volunteered to be on the board
  - Three new board members **approved** by HOA members' show of hands
  
- Budget
  - Landscaping will likely increase from this point forward to ~\$2k/month
  - Proposal to delay fence staining till early 2023
    - Proposed by Brian Towers
    - Seconded by David Layton
    - Proposal **approved** by HOA members' show of hands
  - Proposal to spend up to \$15k to repair/update/remodel landscaping at two entrances and Mingo/96<sup>th</sup> planting bed. Proposal includes landscape lighting and sprinklers
    - Proposed by Brian Towers
    - Seconded by David Layton
    - Proposal **approved** by HOA members' show of hands
  
- Discussion of walkway installation at the South Pond and possible fence along 96<sup>th</sup> at the North Pond
  - Belief that a fence wouldn't keep non-residents away from the ponds
  - General lack of interest in walkways or sitting areas at the ponds
  - Issue of liability if we create formal "leisure areas"
  - Suggestion to look into installing life preservers at multiple locations around the ponds (made by Brian Towers)
  
- Food Trucks
  - Not much interest in repeating the Food Trucks that were repeating "events" in summer 2021
  - There was interest in snow-cone/ice-cream trucks
  
- Block Party
  - General interest in format where core food would be supplied by Food Truck and sides/desserts supplied by HOA members
  - Still more discussion needed
  
- Facebook Page
  - Diem Mai volunteered to set up a LOBR HOA page on Facebook to build common communication
  - Shelley Friend volunteered to generate a flyer to distribute to the HOA members with the Facebook information

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- Issue raised about possible fountain in the Center Pond
  - Suggested a fountain might be better/more effective than the current circulators
  - Commitment from the Board to look into options and alternatives to go in the best direction

Meeting Adjourned @ 8:15PM