La Reserve HOA General Meeting

March 9th, 2022 - 6:30 pm

**Board Members present:**

Willie Johnson, President

Gina Angel, Vicepresident

Elie Calvo, Treasurer

M. Cristina Campo, Secretary

**Discussion & Updates**

 President Willie and Vice-President Gina opened the general meeting held via zoom with the attendance and participation of approximately 18 residents of the community. Willie presented the basic points of the agenda that were up for discussion, among them, current budget, addressing violations and possible responses to non-compliants. Letters with warnings were sent to residents that are not following rules and regulations in the community. Finally a last minute issue arising on this meeting, is the low attendance of residents to general meetings, held both via zoom and in person as well. In this order, The issues at hand were addressed and discussed at this zoom meeting as follows:

1. Budget:

Ellie presented the balance-spread sheet for the year 2021 that had a budget balance of $15,296.14 with a surplus of $9,000 at the end of the year.

The board concluded that at this time a raise of the yearly fee will not be necessary any time soon. The board doesn’t anticipate any major expenses for this year and all the residents are up to date with their dues. Lastly, the entrance sign was successfully replaced and it looks great.

1. Violations:
* Trash cans can’t be out to early or left outside way after garbage pick-up
* Cars speeding in the community seem to be more guests than residents but many residents are against speed bumps.
* There are still some houses with closed shutters that have to be addressed as they create a fire hazard. Some people still not complying as they have some personal issues to be addressed.
* Commercial vehicles with side lettering signs are still parked outside the houses.
* Cars with covers are still siting in driveways out of any circulation for long periods of time.
* Some people and their guests are still parking on the grass. New elegant signs were suggested to be installed, to deter parking on the grass
* Some garages are open from 6 am until evening even though

 some people don't see it a problem.

1. Addressing Violations, Procedure
* The architectural committee goes out to inspect the community for any noticeable changes due to maintenance or lack thereof, exterior features of the houses in the community.
* These inspections are documented in a report that is provided to the HOA who in turn will write letters of warning to let residents know what issues to take care of and the time frame to do so.
* If these issues are not addressed and taken care of in a reasonable period of time, then it is a topic of discussion to create a schedule of fines appropriate for each violation for the non-compliant community members.
* It was suggested to create or elect a committee assigned to set and handle fines if necessary, so to enforce the rules.
1. Addressing low attendance in general meetings
* Because there hasn’t been enough people at zoom meetings, It was suggested to combine social gatherings with the general meetings. This maybe a way to produce more turn out to facilitate the election of HOA members for positions or committees that are up to be filled.
* Meetings should not be only about negative topics for discussion or complaints, but positive events and improvements in the community as well.

**Conclusion:**

Thanks to our president Willie for hosting the zoom meeting of today.

Our president, Willie, our vice-president, Gina and our Treasurer, Elie, conducted this meeting establishing the matters at hand that needed the board’s attention at this time. The next general meeting will be in the form of a social gathering. The board, will determine date and place before the summer, as most people like to go away this time of the year.