

LOCH ISLE HOA MEETING JANUARY 17, 2023, AT THE MLYC

The meeting was called to order by President Javier Ley-Soto at 7:17 p.m. Other officers and directors present were Justo Rey, Adrienne Chiron and Esther Cue. Homeowners present Florentino and Irene Obeso, Candy Herlth, Dave Oliver, Bob and Sherry Jones, and Evelia Beldzik.

1. **Comments from homeowners** were offered by Irene Obeso, and Candy Herlth. Homeowner requested explanation of \$2,000 Lake Doctors bill; meeting minutes not posted; question need and payment of title search; owner expressed concern over management of board.
2. **Secretary minutes** November and January Board minutes will be reviewed for approval during the February Meeting.
3. **President's Report:** Pres. J. Ley-Soto advised the Board Members and Unit Owners present at the meeting that Candy Herlth filed a lawsuit against him in his capacity as President of the HOA. No further discussion as to the details of suit on advisement of counsel. Outside Counsel continue to review HOA Documents; governing documents changes, and recommendations will go before a vote for approval. In response to comments from homeowners regarding the control of Board, if the Board is removed or fails to have a quorum a Receivership will take control of Board. We do not have an estimate on cost to appoint a Receivership – it would be approved by the court. The cost would be substantial. HOA President encouraged homeowners to step up if anyone had an interest in leading the HOA or serving on the board; HOA Brd vacancy coming up soon. Anyone interested in joining the HOA Board or a committee should contact HOA President.
4. **Treasurer Report:** C. Wickenden was not present to comment. Title Search needed as part of review of governing docs; Becker & Polikoff payment \$900.00 for review of documents.
5. **Security Lights/Pest Control:** VP J. Rey reported SE corner light by mailbox was changed; replaced 4 residents lights. Pest Control is appearing to be working several rodents and a squirrel were found dead.
6. **Lake Maintenance & Fountains:** VP J. Rey reported that Lake Doctors were on site today (1/17/23) to clean lake. Lake Doctors Bill for \$2,000 (3 months of services) as bills sent to former board member.
7. **Roadway Project:** VP J. Rey- Roadway Project will be placed on hold. A walk through to address immediate/ emergency repair is being scheduled.
8. **Backside compliance.** President Ley-Soto reported the following issuing several violation notices to homeowners: 3 palm fronds, 9 for weeds, 4 brushes and 3 for mildew. Coconuts will be addressed before springtime.
9. **Common ground maintenance.** Final estimate for Greentree draining pending.
10. **Front Side Compliance:** A. Chiron reported the following citations: 4 landscape, 3 for trash can/recycle bins (non-compliance), 1 vehicle violation (commercial vehicle). Adrienne Chiron reported Ficus trees are dead due to no spraying, Spring is coming fertilizing needed. Proposed action to issue violation on 6980 Greentree Lane was deferred until February 2023 meeting.
11. New Business – 6985 Greentree Lane – Request for Door Approval – Deferred to February's Mting – Homeowners were not present.
12. **Next Board Meeting:** Tuesday, February 21, 2023, (7 PM) at the ML Youth Center.
13. **Meeting Adjournment:** President Ley-Soto made a motion to adjourn at 8:10 p.m., 2nd by J. Rey.