

Lookout Landing III Homeowners Association

Annual Homeowners Meeting Minutes

October 7, 2020

Via Zoom

Call to Order: 6:01PM

Determination of Quorum: 10% by proxy and or in person (4); Quorum was established with 17 by person and two by proxy.

Approval of Previous Annual Meeting Minutes: The October 2, 2019 annual homeowners meeting minutes were unanimously approved by a motion from Vicki Malone and seconded by Mike Lessley.

Unfinished Business & President's Report:

Billy Strickland reports on the following:

Common Element Encroachment – Restoration completed by the homeowner. Temporary fencing is permitted until the area is established and then will be removed.

There was a home on Northfleet that had a pigeon problem. The board was able to contact the homeowner and help them by providing a ladder to reach the nest to deter the animals away. If homeowners ever need any assistance with something on their property, please contact the Board through the management office so that so help can be provided.

There was one home this summer that still has significant landscape issues. That lot has been fined. Those fines have been paid. Owner having issues with evicting tenants due to covid-19. Another opportunity to please consider helping neighbors where needed. Some inspections were completed over the summer and some minimal issues followed up on. If anyone ever sees a concern in the community, please contact the management office so that we can be sure it is followed up on.

New Business: NONE

Owner Q&A: Billy Strickland asks if there are any directions homeowner's would like put out to the new Board; Comments that the Master HOA is not being very responsive to requests for repairs to items they are responsible for - trees in common area that fell on a homeowners fence, master hoa fencing damaged in the back yard of another home on Bow. It has been almost a year since requests have been made for the fence to be repaired. HOA to consider fixing the fence themselves and billing the master hoa back.

Budget Ratification: Billy Strickland discusses budgeted items - tax prep was at no cost this year (Billy volunteered to file the taxes), however keeping this a budgeted expense should someone not be able to volunteer to file and CPA needed; Discussion about the billing of the dues annually vs monthly was held; some notable concerns are when to bill if billed annually, need to consider transfer of ownership and annual billing, how to assess late fees if option made available to pay annual or monthly, consideration of changing late fee amount (currently a \$50 fine) – especially if it is decided to bill monthly. Consensus of the group seemed to not mind either way. This will be a decision for the incoming board. Shari motions to accept the budget, seconded by Lynette Strickland, no objections.

Election of Board: Billy opens floor for nominations, Billy Strickland, George Kendall, Vicki Malone, Donna Weston and Mike Lessley all nominated; Vicki notes that she wouldn't mind stepping down if there was anyone else who wanted to volunteer; Nominations closed. Board of Directors are Billy, George, Vicki, Donna and Mike.

Adjournment: There being no further business to discuss, Billy asked that all board members stick around in the zoom session to convene into a board meeting to elect officers and discuss items needing action, a motion for adjournment is called, Mike Lessley motions to adjourn, seconded by Lynette Strickland, no objections. The meeting was adjourned at 6:59pm.

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Attendees:

Billy & Lynette Strickland (Billy in person at PMSI conference room)

George Kendall (in person at PMSI conference room)

Donna & Howard Weston

Mark Loper

Beth Davidson

Welsh Residence

Steve Cocroft

Mike Lessley

Vicki Malone

Kim Borke

Linda McNeal

Sheri Ryan

Tim Sullivan

Galvez Residence

PMSI Representative Christina M Jones, Association Manager (in person at PMSI conference room)