

# Lookout Landing III Homeowners Association

## Annual Homeowner's Meeting Minutes

October 6, 2022

Zoom-Hybrid, Hosted by PMSI

**Call to Order:** 6:00pm

**Determination of Quorum (10%):** Quorum was established with six proxies and two present in person.

**Approval of Previous Owners Meeting Minutes:** The October 6, 2021 Annual Homeowners Meeting minutes were unanimously approved by a motion from Donna Weston and seconded by Mike Lessley.

**Unfinished Business:** None

**New Business:** None

### **Discussion Items:**

PMSI Management Agreement – Clarification on what PMSI duties cover. PMSI notes 4 meetings per year, inspection of common grounds, Newsletters provided in monthly billing statement, payables, receivables, taxes, government compliance (bi-annual reports, etc), taking homeowner calls, among other items. Bimonthly inspections for covenant compliance have been done in the past at an additional cost.

Landscaping –

- Rental unit continues to have landscape concerns. Owner should be communicating with the renter what the landscape standards are.
- 3 Tree Requirement – Some lots with more mature trees are starting to show some crowding. Consideration of new language to require two trees may be needed.

Master HOA – Meeting notices and lack of responses from master HOA still an issue. Discussion about withholding payment in the future.

**2023 Budget Ratification:** The 2023 budget is proposed to be a rollover of 2022 expenses with one notation that the tax prep costs will be pulled from reserves if it becomes necessary. At this time the board prepares the tax return at no cost. Insurance coverage summary was provided. A motion was made by George to accept the budget, Beth Davidson seconded. Motion carries.

**Election of Board** – Floor was opened for nominations. Billy Strickland, George Kendall, Vicki Malone, Donna Weston and Mike Lessley were all nominated. No other volunteers. Nominations closed. All nominations were elected to the Board.

There being no further business the meeting was adjourned by a motion from Beth Davidson and seconded by Vicki Malone. Board organizational meeting to now convene.