

# Lookout Landing III Homeowners Association

Annual Homeowners Meeting Minutes

October 11, 2023

DRAFT

**Call to Order:** 6:04pm

**Determination of Quorum** - 10% of 37 Lots (4): Quorum met with nine proxies, five present. In person: Billy Strickland, George Kendall; Zoom: Mike Lessley, Tim Sullivan, Melanie Welsh; PMSI Representative Christina Jones, Association Manager.

**Approval of Previous Meeting Minutes:** The October 6, 2022, Annual Meeting Minutes were unanimously approved by a motion from Tim Sullivan, seconded by George Kendall, motion carries. Mail out copies of the draft minutes and bring website current with approved minutes.

The October 6, 2022 Board Organizational minutes were unanimously approved by a motion from Mike Lessley and seconded by George Kendall.

**Unfinished Business:** None

**New Business:**

2024 Budget – Roll over from 2023 budget. Discussion about landscape easements looking less appealing and using contingency funds to help those lot owners responsible for those easements bring them up to standard. Comment about using funds for replacement of dead trees or bushes in the easements other than maintenance as the upkeep is ultimately up to the homeowner. Tim Sullivan motioned to approve the 2024 budget as presented, seconded by George Kendall, motion carried.

Paint & Original Colors – Color changes require approval. No approval needed for previously approved colors; however, the board requests that an owner still put the association on notice by completing painting application, so they are aware of the activity at the home, preventing alarm and to confirm that an approved color is being painted.

On-street Parking and Speeding – Discussion about commercial vehicles parked on the street, within right of ways or street signs that create dangerous blind spots. Speeding in conjunction with this makes the matter worse. Recommendations are to report city street issues to APD, commercial vehicle enforcement or seek support from the community council. While this is certainly a concern the HOA cannot enforce city streets.

**Election of Board:** Floor opened for nominations: Billy Strickland, George Kendall, Mike Lessley and Donna Weston were nominated. Floor closed. Tim Sullivan moves to accept those nominated for a board of four members, Melanie Welsh seconds, motion carries.

**Adjournment:** There being no further business to discuss, Melanie Welsh moved to adjourn the meeting, Mike Lessley seconded, motion carries. Adjourned at 6:57pm.