

The Preserve at Lake Thomas Homeowners Association, Inc.
Regular Meeting of the Board of Directors
June 11, 2020
Minutes

I. Call to Order

A regular meeting of the Board of Directors for the Preserve at Lake Thomas Homeowners Association, Inc. was called to order by Carl Gebelein, President, on the above date at 7:01 P.M. via Zoom Conference. Teleconferencing was used due to COVID 19 Guidelines.

II. Roll Call

Quorum Present: Linda Beltran, Carl Gebelein, Cris Payne, and Doug Ronk

Directors Not Present: Jerry Schmidt

Others Present: John Naylor, IT Advisory Committee & Ron Trowbridge, Manager

III. Minutes

On **MOTION** made by Carl Gebelein, duly seconded, and upon unanimous agreement, the Board waived the reading of the minutes of the May 14, 2020 Board of Directors Regular Meeting and approved the minutes as presented.

IV. Financial Report

The Manager and Board reviewed the May financial report and the Manager provided a summary update on delinquent owner accounts.

V. Manager's Report

A. General. Boardwalk repairs on the southern walkway approach were completed. The bus stop is substantially completed.

B. Deed Restrictions Enforcement. The Manager updated the Board on deed violations.

VI. Reports

A. IT Advisory Committee. John Naylor updated the Board regarding upgrades to electronic and hardware gate control access, gate operations, and camera operations. Search for a regular gate operations firm remains on-going. Backup batteries for gate operators are scheduled for replacement. **B. Architectural Control Committee.** The Committee reported approval of re-shingles at 5707 Golden Owl and 21035 Marsh Hawk.

C. Newsletter. Linda Beltran updated the Board on the upcoming August issue.

D. Website. Linda Beltran updated the Board on the website.

E. Garage Sale. Due to rain during the previously scheduled community garage sale, the signs will remain in place to advertise another garage sale this coming Saturday.

VII. Unfinished Business

A. Mailboxes. Linda Beltran confirmed that the template will match the existing design.

B. Entrance and Monument Signs. The Manager updated the Board on behalf of the vacationing Jerry Schmidt. The stone and stucco contractor has been contacted to pick up the approved stone and commence work as soon as payment for the stone is received from the HOA. The font for the main sign has been approved. Paint colors are to be determined following application of the stone wrap on columns.

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VIII. New Business

On **MOTION** made by Carl Gebelein, duly seconded, and upon unanimous agreement, the Board approved the shed guidelines dated June 11, 2020, which will be posted onto the website and incorporated in Governing Documents.

IX. Homeowner Input

There was no homeowner input.

X. Adjournment

On **MOTION** by Carl Gebelein, duly seconded, the Board unanimously agreed to adjourn the meeting at 7:30 PM.

Approved by the Board on July 9, 2020.