Lake Ridge HOA Board Meeting

23 SEPTEMBER 2022 / 8:00 PM / by Zoom

# Board Members Present: Lourdes Hartrick, Dan Lubben, Bill Mangum,

# Diego Morales, Marlene Lee

# Quorum Present (y/n): Y

# Others Present: Liz Craig, Ubora Management

**Call to Order:** The meeting was called to order by Lourdes Hartrick

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# Agenda

## Follow-up on Action Items - September 10, 2022 meeting

* Report progress on Waste Management contract resolution - Liz & Lourdes

Original contract signed Mar 2021 for two 6 yd & two 4 yd containers for $560/mo. Being charged for items such as fuel and environment fees, overage for containers filled above the edge; typical invoice is $862/mo or more. Liz will email a copy of the original contract to board members to compare to the proposed contract.

Lourdes will contact the corporate office to ask why we are discussing a new contract when our current contract doesn’t expire until 2024.

* Report progress on finding an attorney to draft amendment to Bylaws

We do not have an attorney yet. FHA rule: HOA must have a minimum 50% owner-occupied units. FHA will allow as low as 35% under certain circumstances. Liz will report the current percentage of owner-occupied units.

* Update bank signature card with current signatures of VP, Treasurer, Liz

Jared Christensen is available to meet at Capital Community Bank on State Street on Thursday (Sep 29) at 12:30. Liz and Dan can meet there. Bill will check his availability.

* Research snow removal companies, obtain bids - Liz

Contacting companies, but have not found one yet.

* Follow-up report on Xfinity “SuperFast” internet speed: 400 wifi, 600 ethernet

Diego ran a speed test during the meeting. It was within the contract speeds. Dan reported having had a problem streaming live events. Liz will contact an Xfinity rep about the live streaming problem.

## New Business

* Property Mgmt’s report: Roof leak (unit 1527), Pete is working out a time to meet with Benjamin Hatch, owner, to check out the source of the leak. Rain water drainage (unit 1445), Source of the problem has not been found. Liz and the owner will continue to monitor. Weed removal, Pulling out the Oregon grape, clearing around the A/C units, clearing the hillside is progressing well. Breezeway clean-up, Pressure washing is finished; removed the paint droplets from breezeway floors; stairways examined and re-bolted. Plan is to clean up breezeways weekly. Covered parking repairs, carports were vacuumed, Pete is getting supplies to make repairs.
* Treasurer’s report: Review of previous month’s financial balances in all accounts, automatic payments, funds coming in and out of the checking and saving accounts. We need a print-out of owners behind in dues. Payments to be authorized: Drew and others who worked on clearing the hillside, Buffo’s, buy light bulbs for the breezeways.
* Parking/Visitor parking signage Review parking rules. Some owners and tenants give their spot to their visitor and request a spot from the HOA. There are 33 visitor spots, 18 can be paid rental. Currently, street parking is not allowed by Orem City. It was suggested petitioning the city to allow parking on the street on non-snow days or parking only on one side on snow days. Liz will check into it with the city on Monday (Sep 26).
* Discuss towing company contract, possibly changing company Our contract is with Express Towing/Knights Parking Enforcement. It expires Dec 2022; requires 30 day notice to stop or will automatically renew. We use a shared Google document to notify them of visitor cars to not be towed. Consider using a towing company, as needed, without signing a contract. Check if Hilltop Auto does towing.
* Review insurance coverage and bonding (Bylaws Article VII) Tabled to next meeting
* Which board member contributions will be considered “volunteer,” which will be compensated? How will compensation be made? Tabled to next meeting
* Goals to be completed before winter to benefit the complex: Tabled to next meeting
  + stabilize the hillside,
  + landscaping needs,
  + Others? Paint red curbs
* Discuss property management contract questions/concerns Tabled to next meeting

# Action Items

1. Arrange for Michael Cazanave to meet with Jared Christensen to get authorization to access the HOA website to post updates.
2. Get roof repair bids
3. Continue discussion of the Waste Management contract
4. Continue discussion of the towing company contract
5. Get a response from Orem City concerning street parking

Next Board Meeting: Wednesday, Oct 12, 8 pm on Zoom

Meeting adjourned at 9:22 pm

Minutes recorded by Marlene Lee