

Petite Lakes Highwood Association
Meeting Minutes from 05/14/2024

- 1) Meeting called to order at 6:50pm
- 2) Officers present: Sam Terranova, Bob Leavitt, Joe Kozlowski, Amanda Wood, Lauren Hart, Shannon Turk, Dakota Schneider
- 3) Officers absent: none
- 4) Acceptance of minutes: Sam accepts, Shannon seconded
- 5) Acceptance of agenda: Sam accepts, Amanda seconded
- 6) Public Comments:none
- 7) Correspondence:
 - a) Bob received a bill from Omnis
 - b) George Lavazza contacted Joe regarding getting a boat slip if he is renting out the properties that he owns in the neighborhood. Joe explained that you have to reside in the neighborhood and the boat has to be registered to that address, too.
 - c) There have been several kids seen driving golf carts and dirt bikes around the neighborhood.
- 8) President's report: nothing new to report
- 9) Treasurer's Report:
 - a) The porta potty bill went up \$20 a month, which will put us over budget by \$25.00

Treasurer Notes 5/8/24

Checking \$71,406.62 Savings \$20,570.24

96 homes with 138 lots including the lot w/ shed

Haven't received April Bank Statement yet. Not sure if put on paperless again. Need someone on acct to stop at Chase for a copy and to mail us a statement.

Remove others that are no longer on the board from bank acct.

State Farm Insurance is adding \$100k board dishonestly. Will send an updated bill.

Post Office paid for annual fee \$194.00, \$6.00 increase

Jerry Kelly 24921 W Forest Dr. home sold to Laura Alwin. I will have to get lien release paperwork ready then notarized again. Waiting to see who to send it to.

Starting the liens for Catrina Wickman (24800 Highwoods) and Colin Andrews (24625 Highwoods) they were given notice of lien and to pay by 5/1/24 to avoid lien.

19 unpaid dues

1 pier unpaid for Whipple

10) Other Reports:

- a) Joe has a letter he will be sending to pier slip renters that have not turned in all the necessary paperwork for their boats. The letter states that pier renters need to have their information mailed to the PO Box by June 15th, or they will forfeit their slip.

11) Updating by-laws

- a) Discussed putting a notice on facebook to announce a spring meeting with the neighborhood to discuss the bylaws and the proposed changes as well as welcome suggestions for proposed changes, etc.

12) Continuing business

- Updating by-laws - set up a neighborhood meeting to discuss
- Concrete for the boat ramp - Joe got an estimate from Shoreline Construction regarding the proposed concrete work in the main park area. It has increased since the last estimate we received. Discussed asking Jim Jorgensen if the county will allocate any money towards the concrete repair.
 - Discussed the option of replacing everything now (ramp and basketball court) Cost: \$24,500 -or- doing just the top of the ramp and the court repair Cost: \$16,000
 - Sam mentioned the idea of sending an email with a vote option to the homeowners where they can vote "yes or no" to increase the special assessment allocation in the budget.
- Third party accountant to perform audit
 - Will look into after tax season is over
- North park pier replacement - Joe said he will address cutting off the disheveled section.
- Articles of incorporation and IRS website
 - Bob has the paperwork, but the IRS wants a social security number to go with the paperwork

- Weed Abatement - Sam said we are still waiting on ILM to treat the channel for weeds: ILM is waiting on the permit to treat.
 - Bob mentioned Gary Carlson asked him what company we use for the weed abatement.
- Increasing the lawn maintenance budget - leave on for the annual meeting

13) New Business

- Joe will go to Chase bank to ask how to change the names that are on the account
- Sam will check on Survey platforms to facilitate voting on the special assessment increase.

14) Next Meeting: June 5th: Dockers

15) Meeting adjourned: 8:42pm

Notes submitted by Lauren Hart, secretary