

Lost Creek HOA
Board of Directors Meeting
August 10th, 2020

I. CALL TO ORDER

President Ben Bell called meeting to order at 600pm in club house. We abided by social distancing guidelines

II. ROLL CALL OF OFFICERS

President- Ben Bell

Vice President- Betty Serati

Secretary- Jeff Gillis

Treasurer- Roy Briggs

Clubhouse- Allen Ferrell and Teresa Chupp- absent

Maintenance- Roger Rhodes

Pool- Dale Bentley

Landscape- Ben Bell

ACC- Ken Carpenter

Tennis- Robin Toole- absent

Website- Stephanie White- absent

Social/ Welcoming- Betty Serati

III. APPROVAL OF THE MINUTES FROM PRIOR MEETING ON 4/11/2020

Motion made and seconded that minutes from July meeting are approved

IV. Board and Committee Updates

a. President-

- Thanks to everyone who helped get the pool opened for the summer!!!
- Continue to work on finalizing the Decs/ Covs/ Bylaws/ Standards

b. Vice President-

- Discussed potential for food truck in the neighborhood. Will need to gauge interest and which day(s) will work

c. Treasurer-

- 2 homeowners dues are still outstanding- 1 with partial payment (the homeowners have acknowledged the letter and we should be seeing the payment by end of August) 1 Home was sold on 1/31/2020 and we need to contact title company to receive payment
- Total collected income through July, 2020- \$101,037.78
- Outstanding balance- \$896.00
- Total Operational Expenses- \$72,177.77
- Net Operating Income- \$28,860.01

d. Secretary- no updates at this time→ Minutes continue to look great!

e. Maintenance-

- Updated bathroom locks from key to code
- Updating and painting all signs
- Replaced 1 stop sign
- Will replace another sign before end of September

f. Landscape-

- Continue w/ monthly maintenance→ entrance and play ground looks great
- Repaired bridge at north end of Tennis court. Hole punctured and beam cracked due to falling large tree limb. Replaced all top boards and beam
- Reviewed drainage summary report for tennis court and working on next steps

- g. Pool-
 - Lifeguard will be on duty for weekends only
 - Reminder sent out to entire neighborhood about closing umbrellas, turning lights off, locking gate, etc...
 - Pool area will stay open in conjunction w/ health department rules and guidelines under 2020 Swimming Pool Season And COVID-19 Guidance
- h. Clubhouse-
 - One rental in August- 8/1 and one scheduled for 9/12
 - No cleaning services used in July; renters leave the place in excellent shape and we follow up checking regularly
 - Continuous cleaning for outside restrooms now being done weekly by Cintas. No issues or concerns
 - No signs of other problems, deterioration, etc...
- i. Tennis Committee- no new business
- j. ACC Report-
 - New ACC Standards posted on website
 - Yard of the month write up has been great
- k. Media-
 - See new business

VII Unfinished Business/ New business

- I. New Business-
 - a. Continue to work on installing Wi/Fi signal for clubhouse for meeting needs and increase rental opportunities. Note- we are reviewing the current rental standards and comparing them vs. what other communities are doing, charging and what is included w/ their "rental agreement"
- II. Unfinished business-
 - a. Decs/ Cops/ Bylaws/ Standards- review updated summary document w/ new questions and comments

■ **Meeting Adjourned at 714pm by Ben Bell**