

Lakes II Board Meeting
July 16, 2008
120 Ruby Walk Drive

Attendees: Cliff Oryszak; Phillip Jones

Absent: Janet O'Keeffe

Meeting called to order @ 4:30PM

Financials :

The financials for May and June were reviewed. It was noted that delinquencies are once again a problem. One homeowner had a foreclosure date set and another set up a payment plan with the Attorney. We should see some improvement in July as late fee letters and 15 day demand letters have been sent out.

The Board approved the creation of two additional CD accounts. There will be one for \$10,000.00 and another for \$25,000.00. This leaves \$15,000.00 in the cash reserves in the event of contingency expenses.

The Board would like to plan on discussing the budget further at the meeting on July 30, 2008 in order to see how much money can be allocated to the reserves on an annual basis in order to facilitate for the replacement costs of the asphaltting the private streets and curbing in 10-12 years time. Mike Talmarkes will solicit bids from 3 different companies.

Old Business :

- The Board reviewed the three submitted bids and it was decided to investigate who does the maintenance for Lakes I. As the Association is a few yards away, this could potentially reduce fuel surcharges. Mike will solicit a bid from them. The Board noted that several areas of common area that is maintained by the Master Association are in poor shape, notable the entrances, the turf and several dead trees. Mike Talmarkes will contact York Properties and request they address this issue. Another issue is the potential costs related to choosing a landscaping company that is around the \$25,000.00 mark per year. This will eliminate the funds for mulching the beds.
- Several owners have had problems with their siding and flashing. One owner had contacted Pulte Homes several times to address. The Board decided that they

would like for HRW, Inc Management Company to coordinate with Pulte instead of individuals contacting and not getting a proper response. Mike Talmarkes will draft a letter for the Boards review which will be sent to Troy George and Talie Madans with Pulte to discuss the issues and to have a neighborhood walk through and address as needed.

New Business:

- Everyone is happy with the condition of the pond. Since the Association accepted sharing responsibility with maintaining, the pond has seen a major turn around in its appearance and there have been no complaints.
- Violations are on the decrease, particularly parking violations. The towing company, Colt land has done a great job of patrolling and stickering vehicles that are on the street. Other violations which were a problem, such as homes needing power washing and trash can left out on non-pick up days have decreased dramatically.

The meeting was adjourned at 5:45PM

The next meeting will be held on July 30, 2008 at 4:30PM at 120 Ruby Walk Drive