

Lamplighter Mobile Homeowners' Association

MEETING MINUTES Saturday, January 16, 2021

ATTENDANCE:

A quorum was present:

Kat Barnard, President; Bill Hooker, Registered Agent; Jim Frisbie, Treasurer; and George Huth.

MANAGEMENT REPORT:

Ekeena Mangrum was able to attend this meeting and communicated the following:

1. Per our prospectus, all resale homes are NOT to have window air conditioners. This is for appearance purposes. This includes all homes, sunrooms, sheds or any other buildings on the lot.
2. Prospectus also states that all resale homes are NOT to have fencing. The question was who is responsible for removing this fencing. This process needs to be coordinated between the old and new owner. Once the home is sold, the new owners would be responsible.
3. Ekeena also stated that the fitness room is wiped down daily. But a mild cleanser and paper towels will be left in the room so that residents will be able to use for wiping down after their use.
4. Question came up about the pool lights always being on. Sun just recently had to do an upgrade on the pool lighting to conform with a "night swim" and in compliance to 10 pm lights on all year long. Adjustments have been made and they are now at the lowest they can be adjusted without compromising the lighting in the pool area.
5. Residents have asked what is being done about parking on the sidewalks. As with any community violation, phone calls and letters will be issued for chronic violations. If this does not remedy the situation, further actions will be taken.
6. Ekeena also updated us on the pickleball courts. She has gotten an estimate for the tennis court that includes a complete resurface and seal, pickle ball lines and two new benches.
7. The estimate has been submitted to management and now only the management approval is needed to get the project started.
8. At the present time no new capital improvements have been planned for 2021. Currently just waiting for our budget to be released sometime in the first part of February to see where we stand.
9. Ekeena also said she was able to resolve the issue of street signs on Becky. Signs have been changed to show Becky Drive and all residents on the street have been notified.

Kat then brought up some other things that had been put in the HOA box:

1. There was an issue about the number of rodents being caught recently. Problem over the last two months could have been a result of one home being demolished, plus a number of homes being rehabbed. Once management was notified of this issue, Ekeena contacted a company to

place traps around lot 88 which is the next residence to be demolished. Sun only has control over homes in their possession, not ones that are going through probate, just abandoned, etc. If residents have rodents on their site, the resident is responsible for setting traps or remedying the issue however they see fit.

2. Got another note in the HOA box about not all light posts are lit !!!! Not all homes are wired the same, in fact some homes were manually disconnected by their residents. It is the resident's responsibility to pay for their electricity and some prefer not to pay this expense. But if your light fixture needs repaired, then please write up a "Resident Communication Form" in the front office so it can be investigated.

SECRETARY'S REPORT:

Kat Barnard reported that the December 9th Minutes was posted on the HOA bulletin board and on the website. Kat made the motion to accept them but Jim cited a revision concerning the rat situation. Kat said she would correct the minutes accordingly and asked if everyone would accept the minutes then. All the board agreed, so revised minutes were approved and accepted.

TREASURER'S REPORT:

Jim Frisbie did the banking report this month. Last month's balance was \$5,585.86. Had deposits totaling \$280 over the last month with an ending balance of \$5,865.86. Jim also stated that we have \$105.76 in the bank for bingo expenses. George Huth and Betsy Feldman will be doing the financial audit coordinated with Jim for our annual meeting.

HOA and FMO MEMBERSHIP PLANS:

Membership drives for both HOA and FMO are going well. So far we have 54 HOA and 41 FMO memberships signed up for 2021 over the last month. Membership drives will run till the middle of March. Applications can be deposited in the HOA Box across from the community mailboxes at the clubhouse. The HOA Box will be emptied daily for security reasons.

FMO INFORMATION:

FMO is holding a Board Certified Training Webinar on Thursday, February 4, 2021 at 9 AM. This training class will be held on your own computer once you sign in. If you are interested in joining this certification class, please let Kat Barnard know ASAP, so you can be signed up. In order to be a HOA Board Director, you must either take this class or self certify yourself by reading the HOA By-Laws, 723 Statute, FMO Manual and our Lamplighter Prospectus.

UPCOMING HOA ELECTIONS:

Kat appointed Bill Hooker and George Huth to the Election Committee. They, in turn, will ask three more HOA Members to help finding candidates who would be interested in being on the HOA Board. Nominations from the floor will only occur at the next HOA Meeting. Otherwise candidates can sign up on the posted "Nomination Listing" on the HOA Bulletin Board.

MEETING ADJOURNED AT 11:35 AM NEXT MEETINGS:

Wed, February 10th at 7 PM (Regular HOA + Nominations)

Wed, March 10th at 7 PM (Regular HOA) Saturday, March 20th at 11 AM (Annual HOA + Elections)

