Lake Ridge HOA Board Meeting

26 OCTOBER 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 - October 12, 2022 meeting

* Report progress on Waste Management contract - Lourdes

Contract states $862.76/mo, $50 overage/container, Fuel & environment fee, 2 yr term. Invoices average over $1100/mo. Lourdes will continue to call Aissa for an explanation.

Republic: Total quote $856.81/mo for 3x/wk pickup, $40 overage/container, fuel & environment fee (28.3%). $817 one-time delivery fee for 4 containers.

Ace: $1080/mo for 3x/wk pickup, 11% fuel fee, no charge for new containers, no overage fee unless it happens often, then $50/container

Lourdes will forward bids and keep calling companies

* Results of contacting the towing company- Lourdes

No change; will report next meeting

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

Firms contacted: John Dexter- consult fee $500, Pearl Wilson- paralegal for Richard Peterson said he will reply tomorrow (Oct 27), Greg Lyle- Will talk to Liz by Fri (Oct 28), Heritage Law- emailed them, filled out a form, haven’t heard back yet.

* Report on snow removal bids- Liz

Maribella Snow Removal bid needs to be clarified: Is it asphalt only quote or asphalt & pavement? Two other companies contacted. One bid $1800/mo, the other bid $1900/mo, however that was for year-round including landscaping service. Will continue looking for a company that would charge per service.

* Results of Cascade Roofing inspection- Liz

Fixable; still needs to get with Ben (owner, unit 1527) to get access. In a separate incident, birds removed a roof vent cover, 2 birds got into 2 water heaters and burned them out. Will replace and secure roof vent covers.

## New Business

* Property Mgmt’s report:

Street parking restriction Spoke with Sam Kelly- Mayor & City Council are against taking red curbing away. He will put a proposal in front of the Council concerning the matter. Additional consideration- the beginning & ending left turn lane is large, doesn’t leave much space for street parking.

Carport repairs status Liz will get an update from Pete concerning the delivery of the supplies.

Holiday decorations removal requirements HOA rule is to remove decorations 2 weeks after the holiday. Liz will put the rule in the newsletter and on our Facebook page. No political signs or flags. Need to start enforcing the rule, clear balconies/patios and windows. Should get legal counsel on allowing display of the US flag.

Progress on painting curbs & parking numbers Prepared the areas last week, now waiting for warmer temperature the paint requires. Liz will notify owners the day before and the day of painting.

Progress on light bulb replacement Some of the bulbs have been delivered and they are being installed.

* Treasurer’s report:

The bank lost all the paperwork for the Visa card. Liz and Dan need to go in and sign again.

Cost of QuickBooks We have until March on our current subscription. Dan, Diego, & Liz will explore the best prices for the number of users we have.

* Goals to be completed before winter to benefit the complex:
  + stabilize the hillside- Sent photos to the board; No erosion occurred with the last rain & snow storm.
  + landscaping needs- Completed clearing shrubs from around the A/C units. Tree branches trimmed from overhanging the sidewalks. There has been a reduction in the dog droppings problem lately.

# Action Items

1. Keep carports and breezeways cleaned out monthly.
2. Have a newsletter sent out by Fri (Oct 28). Lourdes will send a President’s Message to Liz for the newsletter.

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Next meeting: Tuesday, December 6, at 8 pm MT, on Zoom (postponed due to scheduling conflicts)

Meeting adjourned at 9:10 pm

Minutes recorded by Marlene Lee