

WISTERIA PARK HOMEOWNERS ASSOCIATION
HOA Board Meeting
February 26, 2024, 3pm
Zoom Meeting
MINUTES

Call to order: Dave called to meeting to order at 3:03pm.

Determination of Quorum and Proper Meeting Notice: A quorum was established with the following board members present; Dave Hooper, Maryann King, Louie Roseman, Lori Crick, and Ken Barbalato.

Approval of previous Board meetings Minutes November 27, 2023, and the 2024 Organizational Meeting Minutes: **MOTION** made by Maryann, seconded by Louie to approve both sets of minutes as presented. MOTION passed unanimously.

Reports of Officers and Committees:

President: Dave provided updates

- Met with attorney regarding policies.
- Hard cut trimming planned. Scheduled will be shared.
- Reviewing Reserve Study for projects in 2024.
- Evaluating current HOA declarations.

Vice President: No Report

Treasurer: Maryann reported from the January 31, 2024, financials statements. Also posted on the website.

- Maryann commented on the current Reserve balance and it being well funded.
- Maryann commented on over budget expenses for 2023 irrigation repairs.
- Maryann asked for comments regarding CDs / rates. Sunstate will send the current information.

Secretary: No report.

Long Term Planning: Ken will lead this committee.

ARC: 1 meeting, color approval.

Hardscape:

- BV re-configured the irrigation at both entrances.
- Dave & I met with Philippe to plan new entrance landscaping. Plants were ordered for the entrances and were installed Feb 21
- Philippe and I walked the entire perimeter of Wisteria Park. BV continues to maintain the western border area.
- Dec 21st a 2-1/2" irrigation pipe between the playground & the 19th Ave NW curb broke causing a large leak. It was repaired within a couple of days. A large tree root pushed on the underground pipe.
- Jan 4th a leak on the north side of 19th Ave NW (across the street from the playground) was discovered. This turned into a major project requiring a 4" pipe under the street to be replaced. Both sides of the street had to be excavated. There is some cleanup work to be completed with new sod.
- Jan 18th the 2-1/2" pipe at the solenoid on the south side of the street broke again.
- During all this there were issues irrigation with zone configuration and then Zone 28 (sod north and east of the pool fence) was not working. BV corrected the issue.

- I placed calls to the county to discuss after a neighbor questioned ownership of the pipes. The original documentation is complex and confusing for us and the county. The original plan was for an irrigation well and was switched to reclaimed (2004-5 era)
- Spa light –
 - PBL provided estimate to replace with a LED,
 - Light was installed Feb 14th
 - Now the pool and spa both have updated LED underwater lights, should last a long time!
- Security system –
 - the component box has been installed at the pool house,
 - internet service has been run,
 - Electrician in progress.
 - Gate boxes were installed.

Handy Team: No report.

Common Area Landscape & Irrigation and East Side Landscape:

- Weed and feed application was completed a few weeks ago to all ES and common areas.
- Dave reviewed items on BV contract with the BV team.
- HOA vs. County responsibility regarding re-claimed water.

Managers Report (Action Items, Violations, etc.)

- One account with the attorney and a lien has been filed.
- Two compliance letters were sent.
- Sunstate updating bank signature cards and the state filing with current board members.
- New spa and pool signs ordered.

Unfinished Business:

Pool Gate - Lock Options, Signage, Cameras: Underway.

Review and Revise Board Policies {2018}: Confirmed.

Update Community Design Guidelines: Updated and posted on the website.

Pool Finishes, Plaster & Tile (Reserve Study 2024): To be reviewed.

Owner Comments:

- Rich Wachunis commented on large dead landscaping to be addressed on common ground. Louie confirmed this area is on the list to be trimmed.
- Rob Russell commented on a palm frond growing into bismark palm at the entrance. Louie confirmed this will be trimmed.
- Gail Larose confirmed the oak tree in her yard has just been completed. Louie confirmed ARC approval is not needed for trimming.
- Kemp Pollard commented on irrigation amendment addressing irrigation systems were handed over to the county around 2005.
- Ken Bray commented on pool gate access and tracking for open gates, card swipe information etc.

New Business:

Common Area: Concern with non-residents on HOA common area and limiting liability.

Next meeting March 25, at 3pm Location: ZOOM Meeting

Adjournment: With no further business to discuss, the meeting adjourned at 4pm.

Wisteria Park HOA documents are available at: www.wisteriaparkhoa.com