

Quick recap

The HOA board meeting focused on multiple property maintenance and legal issues requiring immediate attention. The board discussed tree removal options, with Steve suggesting hiring insured contractors versus professional service, and agreed to pursue this route pending insurance and CAM approved-vendor approval. They addressed a retention wall issue between properties that may require insurance claims consideration. The board made decisions on both property owners who failed to appear for hearings regarding unauthorized rentals. Significant attention was given to multiple units with substantial HOA fee arrears, with discussion about potentially restricting pool access for chronic late payers. The conversation ended with updates on squatter situations at specific units and plans to pursue legal action against investment company owners.

Next steps

- Cody: Get clarity on whether the fire ant treatment quote is for a full year or one-time, and confirm with the provider.
- Steve: Reach out to Chris (and via Chris, to insured contacts) to get quotes for tree removal at the identified properties, and coordinate with Margaret for property details.
- Margaret: Send a message to the group listing the 3 properties with trees that need removal, based on CAM website information.
- Erin: Reach out to Lisa to confirm if reimbursement is possible for tree removal if paid out-of-pocket by a board member, and if vendors can be approved.
- Margaret: Follow up with Lisa to check financial records and/or documentation to determine which law firm was previously used for HOA legal advice regarding roofing responsibility.
- Erin: Resend the bylaws to the insurance contact for review of roofing responsibility.
- Steve: Email Lisa to set up a new reserve study and follow up as needed.
- Erin: Send decision to Lisa to proceed with fining and requiring eviction for non-compliant rental owners, and request information on legal aspects and lawsuit for injunction if needed.
- Erin: Check with Lisa on legal options for handling the squatter/investor situation.
- Margaret: Set up a call with an attorney (with at least one other board member present) to clarify legal responsibilities for roofs and insurance claims, once previous legal information is gathered.
- Steve: Coordinate with CAM to determine what payment plans are available for special assessments related to roofing.
- Bre: Post on Facebook page about pool opening and possibility of someone taking over the pool party.
- Margaret: Send out a text to the group to find someone to join the attorney call regarding roofing responsibility.
- Erin: Organize and send out meeting notes/action items to the group.