

Liberty Creek North HOA
Meeting Minutes

OFFICERS:

President – Anna Doerflein
Vice-President – Robert Sims
Secretary – Vacant
Treasurer – Lesa Bradford

REPRESENTATIVES

Liberty Glen Amenities- Robert Sims & Anna
Doerflein
Omni Management Services – Tim Rohr, owner

MEETING DATE: July 10, 2019 7:00 p.m.

LOCATION: Liberty Glen Amenities Clubhouse

Anna Doerflein called the meeting to order at 7:06 p.m. There was 1 homeowner in attendance.

SECRETARY'S REPORT

March minutes were not available due to Robert Sims absence. May minutes were read and approved.

TREASURER'S REPORT

Lesa Bradford presented. See website for details www.libertycreeknorth.com

REPRESENTATIVES REPORT

- *Omni Management Services*- Tim Lohr, owner
 - Delinquent Accounts: As of end of May \$62,765.69 is delinquent. The board received the July attorney update which they compare to the previous month. There were approximately 6 names no longer on the list which is much higher than normal. When a name “drops” off the list this typically means the attorney has received payment. The payment is held in escrow and then will be disbursed to LCN. The board will confirm with Omni/attorney about these accounts.
 - Landscape update: Damian from the landscape company came to explain why flowers have not been planted into the empty medians. He stated the spring/fall flowers in the contract were for the entrances only. The medians were not included because they were not ready for planting. In order for flowers to be planted the medians would need to have the mulch removed and topsoil added. He does not recommend planting flowers in the medians since they are often driven over and snow plows scrape them in the winter. He was going to provide ideas for 2020 by Friday. Tim Lohr, owner of Omni, and Damian stated they will be providing maps along with square footage when providing bids/contracts to alleviate future confusion.
 - Omni Representative: Amber Canfield has left Omni Mgmt. They are currently working on finding a replacement. Tim Lohr and Kristy Page will be helping with the transition.
- *Liberty Glen Amenities*-Anna Doerflein
 - Community Improvements: New mulch will be placed in the playground, trash cans will be replaced, the furniture in the clubhouse will also be replaced. The interior walls of the clubhouse have been touched up with paint. Tim Lohr would like to donate \$200 for the cost of furniture.
 - Disrespectful Attendees: There was a incident at the pool with young attendees being disrespectful to the lifeguards. The pool company will be doing additional training with the lifeguards and the lifeguard manager has spoken with the attendees. If another issue arises, the family will be notified.

OLD BUSINESS

- *2019 Board*- Anna Doerflein
Secretary position is still available and the board encouraged homeowners to volunteer time.
- *Violation letters*-Anna Doerflein
Violation letters were sent out. Most violations were for high grass. Approximately 20 homes received a notice.
- *2019 Goals*-Anna Doerflein
Review of where the board is on the 2019 goals as of first quarter.
 - Detailed tracking of revenue/expenses
 - No changes since last meeting. The board will have 2nd quarter results at next meeting.
 - Reevaluate and decide how to handle delinquent accounts
 - Currently the late fees on assessments, LCN does not receive this fee. Omni receives it. However, the board is looking at adding an additional late fee which LCN would collect. For example, if an assessment is 30 days late Omni will charge a \$35 fee and LCN will charge a \$25 fee. This could begin as early as the fall 2019 assessment.
 - Finalize plan for light updates and community sign repairs
 - IPL: 3 lights had NOT been removed from LCN account. Anna spoke with IPL representative on 6/27 who confirmed they should not show up on the next bill.
 - Signs: The board reviewed the 3 bids to repair/replace the 3 entrance signs and all street signs. The wooden signs are in such disrepair the contractors stated the signs would need to be replaced and not repaired and most companies are no longer doing wooden signs. The board decided to replace with aluminum signs. The board is awaiting a final rendering. The board is hoping to have a contract signed by the end of August.
 - Entrance light repair on 62nd St. entrance: The spot light is no longer working. The board had 3 bids and is hoping to have a contract signed by the end of July.
 - Community clean up
 - No changes since last meeting.

NEW BUSINESS

No new business.

HOMEOWNER COMMENTS

- *AT&T*: Homeowner wanted to know if the board had an ETA for the completion of the fiber optics install.

The meeting was adjourned at 7:52 p.m.

NEXT MEETING DATE: September 11, 2019 7:00 p.m. **LOCATION:** Liberty Glen Amenities Clubhouse