

Lake Arthur Estates Board Members Minutes

April 5, 2024

-President established a quorum at 5:06PM

- Directors in attendance
 - Seth (President)
 - Darrin (Vice President)
 - Richard (Treasurer)
 - Trey (Secretary)
 - Michele (Member)

-Secretary read the agenda

-Discussion about Fence/hedges/quotes

- Hamilton Fence quote is still good, currently the lowest price for a wood fence. Roughly \$20-23K for removal and full replacement. Hamilton Fence agreed to some negotiation on a lower price because of the size of the project and would be good advertising for them.
- Board members openly discussed options, want to get in contact with Harris fence to see if they would match or come close to Hamilton Fence quote. Trey will contact fence companies. Provide prices to the board and then the board will move forward granting a contract and fence replacement will get started.
- Seth had also purposed instead of replacing the fence, we plant Ligustrum bushes and let those mature and then once fully grown maybe tear down the fence.
- Majority of directors voted to move forward with replacing fence.

-Fiber updates

- Liveoak Fiber has gone dark as far as communicating. Jason, the LiveOak representative, has left the company. New woman has been unresponsive. LiveOak is still on the way but still no firm timeline.
- AT&T Fiber could possibly be ready to run lines in the neighborhood within the next month or two. But the board will not move forward with granting permission until we're given the same assurances the LiveOak Fiber gave, such as written/signed agreement about fixing any damage caused and certain price guarantees.

-Lake Arthur Phase III

- The board has asked Richard to get in contact with Paul Allen, the current owner of Lake Arthur Phase III, to find out exactly the plan and how incorporating them into the HOA could possibly work.

-HOA Bank account

- Seth/Darrin/Trey will be meeting Richard at the bank so that the HOA has more than one person listed on the bank account for emergency situations.

-Playground

- Trey purposed a new long-term goal of getting estimates to refurbish/install a new playground
- Idea is to install a medium/large playground with a barrier around the ground filled with rubber mulch. There are several new families and more kids in the neighborhood. The neighborhood could benefit from building new amenities.

-Trey will start getting quotes to get an idea of the funds it would take, so the HOA can start saving money each year to fund new equipment.

-Landscape contract

-Seth is going to contact the current grounds keepers, Marigold Landscaping, to figure out exactly what their scope of work is and possibly come up with a new schedule for the upkeep and negotiate a potential cheaper price.

-Front Sprinkler System

-There was a leak found a few months ago in the entrance sprinkler system. The water has been turned off. Darrin is going to contact Alpha outdoor, Jeremy, because the damage might have been caused back when they were installing the gas lines and should have been fixed.

-Miscellaneous Items

-Darrin is going to find out how much it is to restock fish in the pond, current estimates are \$1800-\$2000.

-When Harris Fence is contacted, also going to ask about putting the chain link fence back up that was taken down around the retention pond on Amanda Ct due to the survey that had to be done.

-The board has contracted Dawn Paul CPA to become Lake Arthur Estates Registered Agent at a fee of \$250/year. Lake Arthur Estates already uses Dawn Paul CPA as our accountant. The board will sign a 3-year agreement.

-A few of the present members voiced concern about a few lots in the neighborhood not keeping lots tidy and in good order. The board members will take note of any lots not abiding by the Declaration of Covenants, conditions and restrictions and send out any notices as applicable.

-Meeting Adjourned at 6:08 PM

HOA Member in Attendance:

Richard Bennett
Cynthia/Clifford Bearden
Seth/Alyssa Kootsouradis
Trey Maulden
Chuck Manchester
Michelle Morgan
Darrin Duncomb
Adrian Luke
Jack Seale
Michael Cook