

## Notes from October 8, 2018 CTPOA Board Meeting

**Synthetic cedar roofing:** Since we had a majority of board members present (5 present + 1 approval via email; 3 absent), we discussed and finalized the proposal to amend the existing covenant that requires all roofs to be actual cedar. Since the Board has done a good deal of due diligence on this going back to the open meeting held in April, we were all in agreement that the synthetic cedar that is available today (and as was presented to us in April and for which we already had samples) is acceptable for installation in the subdivision, *BUT* all such proposals and an *actual sample* (i.e., not a photo) need to be presented to the Board for approval prior to installation. This approval mechanism is the same as required for fencing and pools. The Board members in attendance agreed that asphalt will NOT be an option. The cost to file this amendment will be \$60. The amendment will be filed with the Lake County Courthouse (text for which was approved at the meeting) and the amended text will be posted on the HOA website.

**New Board members:** We welcomed Chris Brown and Shawn Bairstow to the HOA Board and look forward to their participation at future meetings.

**Non-payment of annual dues:** To date, three properties have not paid their dues and after 3 mailings and no response in return, our attorney is attaching liens to those properties. Also, the house at 34451 Saddle Lane that has been in foreclosure for years appears to be finally coming to a close and we are hopeful that we will get back at least some of the unpaid dues for the property going back about two years.

**Homeowner asphalt driveway upkeep:** It was noted that some homeowners have asphalt (i.e., blacktopped) driveways that are in poor condition. In checking the County's nuisance codes, there is nothing in there about driveway upkeep. Since the driveways are on personal property, there may not be much the Board can do about that, but if anyone has a suggestion, please share it.

**Invitation Homes (IH) rental property on Horseshoe Lane:** The exterior of this property is really becoming dilapidated. In particular, there is a hole in the second story wall on the east side. It is very close to a tree, so the hole was created by either squirrels, birds, bats or bees. An email about this was sent to the IH general mailbox with no response (we do not have a property manager's name). As this is private property, I'm not sure how much recourse we have, but here is an ordinance from the County's nuisance code that may provide us some leverage: "*Section 4. Animals and Pests, item (b): It is a public nuisance to allow an infestation in a structure or on a property of pests or vermin that may be involved in the transmission of communicable diseases, or to fail to remove conditions in a structure or on a property that may permit such infestation.*" To be looked into further.