

London Towne HOA
Board of Directors Meeting
February 13, 2025
7:00pm (Zoom)

Call to Order:

The meeting was called to order by Henri Stein McCartney at 7:04pm.

Board of Directors Via Zoom

Henri Stein McCartney
Kim Karlnoski
Sally Saucedo
Anita Ramos
Christina Pujals

Also Present:

Lisa McMinn, Administrative Assistant
Diana Stotts, Administrative Assistant

Resident Forum:

None to report

Approval of Minutes:

The Board reviewed the January 9, 2025, meeting minutes.

*Anita Ramos motioned to approve the January 9, 2025; meeting minutes as amended.
Henri Stein McCartney seconded. Motion Passed (5-0).*

- Change “Hops” to Hoops on page 2 under “Unfinished Business”

Management Report:

- **Operational Calendar** – Reviewed by the Board of Directors
- **Resale List – Five New Sales** – Reviewed by the Board of Directors
- **Financial Report (January 31, 2025)** – Reviewed by the Board of Directors
- **Premier Monthly Report (January)** – Reviewed by the Board of Directors

Unfinished Business:

Action Item List

- Next BOD Meeting – March 13, 2025
- Document Revisions – Legal is working on the final revision and coating procedures and the wording for the no trespassing signs.
- Maidstone Drainage Issue- Placed on hold until the spring.
- Curb & Gutter Replacement/Repairs – Management is working to obtain proposals.
- Playground Repairs – Work to begin in the spring as weather permits.

- Tree Replacement – Management sent list of native trees and shrubs to Anita Ramos to review.
- Parking Hang Tag Replacements – The board has requested management move forward with obtaining proposal for new parking hang tags.

(M) to obtain proposal to present to the board at March meeting.

- Fencing by high hoops – The board approved the proposal from 91 Degrees to repair the fencing once weather permits.
- Basketball Hoop Graffiti – Management is working with Dominion Paving and Sealing regarding repaving or removal of graffiti on basketball court. Placed on hold until weather permits.
- Replacement of rotted timber walkway to basketball court – Placed on hold until further notice.
- Towing Agreement – The board reviewed and discussed the new parking enforcement agreement with JDR Towing.

(M) work on updating new tow contract and resubmit all changes to the board for review.

- Cardigan Pick up drop off – The board discussed possible options on preventing Cardigan Square from being used as a kiss and ride for the elementary school.

New Business:

- Drainage & Erosion proposal – The board reviewed possible proposal and has elected to table until the spring.
- Premier proposal – Maidstone – The board reviewed the proposal to flush cut and remove declining trees.

Anita Ramos motioned to approve the proposal 25291 provided by Premier for \$275.00. Sally Saucedo seconded. Motion passed (5-0)

- 91 Degrees Increase – New year rate adjustment reviewed by board and was previously approved in January.
- Website Discussion – The board discussed updating the website to reflect all the important information helpful for the homeowners to review.

(M) to work with Anita Ramos on top topics/notification to bullet point for the website.

Executive Session:

Anita Ramos motioned to enter executive session at 8:14pm. Henri Stein McCartney seconded. Motion Passed (5-0).

- Sequoia Management Delinquency Report – Reviewed by the Board of Directors.
- Maidstone Violation – The board reviewed the complaint regarding LOT3240 and allowed an extension to March 3, 2025.
- Trashcan Violation - Discussed by the Board of Directors.
- Chadwick Washington Collection Status Report – Reviewed by the Board of Directors
- Payment Plan Request – The board reviewed and approved the payment plan request for LOT1550.
- Towing Reimbursement Request – The Board reviewed, discussed and declined the towing reimbursement request for LOT5270.
- Hearings: The Board reviewed and made the following decisions on Hearings:
 - LOT6550 14 days and parking

Adjournment:

Anita Ramos motioned to adjourn the meeting at 8:49pm. Sally Saucedo Seconded. Motion passed (5-0).