

London Towne HOA  
Board of Directors Meeting  
October 10, 2024  
7:00pm (Zoom)

**Call to Order:**

The meeting was called to order by Anita Ramos at 7:09pm.

**Board of Directors Via Zoom**

Henri Stein McCartney (arrival 7:39pm)

Kim Karlnoski

Sally Saucedo

Anita Ramos

Christina Pujals

**Also Present:**

Kim Thompson, Homeowner

Kevin Mescher, Tenant

Jaimie Trevethan, Sequoia Management

Lisa McMinn, Sequoia Management

**Resident Forum:**

Kim Thompson-Discussed community concerns.

- Update on the basketball court graffiti visible on the basketball court. Management is currently waiting on proposals.

**(M) Check the contract with the paving company to see if the repaving is covered under the warranty and the last time the court was repaved. Obtain quotes for repaving and resealing of the basketball court.**

- Update on the newly installed community fence that is missing two section to prevent individual from cutting through the common area. Management is currently waiting on proposals.

**(M) Request a lower cost proposal from vendor for the two additional fence sections.**

**Approval of Minutes:**

The Board reviewed the September 12, 2024, meeting minutes.

*Anita Ramos motioned to approve the September 12, 2024, meeting minutes. Sally Saucedo seconded. Motion Passed (5-0).*

**Management Report:**

- **Operational Calendar** – Reviewed by the Board of Directors
- **Resale List – Three New Sales** – Reviewed by the Board of Directors
- **Financial Report (September 30, 2024)** – Reviewed by the Board of Directors
- **Premier Monthly Report (September)** – Reviewed by the Board of Directors

**Unfinished Business:**

### **Action Item List**

- Next BOD Meeting – November 14, 2024
- 2025 DRAFT Budget Mailer-The Board reviewed the 2025 Draft Budget. The budget was unanimously approved.
- Resident Feed Back-Document Revision: The Board reviewed the feedback from a homeowner on the Declaration change. The Board has requested to have legal review the recommendations from the homeowner.
- Haymarket Walkway: The Board reviewed the proposals presented for a walkway on Haymarket Lane. Due to the high cost, the Board requested to ask for new proposals using permeable pavers or other options.

### **(M) Obtain new proposals using permeable pavers or other options from vendors.**

- Premier Proposal Bentley: The Board reviewed a proposal for trees declining on Bentley Square.

*Henri Stein McCartney motioned to approved for Premier Landscaping to flush cut and remove three (3) declining trees on Bentley Square for \$1850.00. Anita Ramos Seconded. Motion passed (5-0)*

- Premier Proposal for Tot Lot Chips: The Board reviewed Premier's proposal for tot lot chips. They have requested a new proposal for only Bentley Square.

*Anita Ramos motion to approve Premier's proposal for \$18,780.00 for tot lot chips in the all the community playgrounds. Kim Karlnoski Seconded. Motion approved (4-0)*

### **(M) Ask Premier for a new individual proposal for only tot lot chip for Bentley Square.**

- Premier Proposal-Seeding: The Board reviewed the proposal to aerate the community. They have asked to have Premier removed the seeding from the proposal, as well as Gatwick Square from the aeration proposal.

*Sally Saucedo motioned to approve Premier Landscaping to aerating the community for \$2800.00 and remove the seeding from the proposal. She also motioned to remove Gatewick Square from the list of streets to aerate. Anita Ramos Seconded. Motion passed (5-0)*

### **(M) The volleyball net needs to be removed and the area needs to be roped off to avoid individuals walking on it after reseeding. Have premier proved better maps of the areas to be seeded.**

### **New Business:**

- 2023 Taxes: The Board reviewed the 2023 taxes.

*Sally Saucedo motioned to approve the 2023 taxes as presented. Christina Pujals Seconded. Motion passed. (5-0)*

- Common Area Maintenance Increase: The Board review the increase of fees for common area maintenance.

- Walkway to basketball Court: The Board requested proposals for the walkway to the basketball court due to some timber decaying.

**(M) Obtain proposal from vendor for the basketball court walkway.**

- 2025 DRAFT Budget- The Board reviewed and approved the 2025 Draft budget.
- Crosswalk on Billingsgate: The Board discussed the safety of having a walkway on Billingsgate Lane and Gothwaite Drive.

**(M) Reach out to Supervisor Smith office to request assistance on obtaining a walkway.**

**Executive Session:**

*Anita Ramos motioned to enter executive session at 8:51pm. Kim Karlhoski seconded. Motion Passed (5-0).*

- Sequoia Management Delinquency Report – Reviewed by the Board of Directors.
- Chadwick Washington Collection Status Report – Reviewed by the Board of Directors

**(M) Ask legal who is responsible for the cost for a third party.**

- Hearings: The Board reviewed and made the following decisions on Hearings:

LOT3480

7-day extension and parking

- Smethwick Trash: The Board discussed option regarding the trash concerns on Smethwick Place. .

*Anita Ramos motioned to exit executive session at 9:53pm. Henri Stein McCartney Seconded. Motion passed (5-0).*

**Adjournment:**

*Anita Ramos motioned to adjourn the meeting at 9:54pm. Sally Saucedo Seconded. Motion passed (5-0).*