

London Towne HOA
Board of Directors Meeting
November 10, 2022
7:00pm (Zoom)

Call to Order:

The meeting was called to order by Kim Karlnoski at 7:06pm.

Board of Directors Via Zoom

Kim Karlnoski
Marlene Threlfall
Sally Saucedo
Anita Ramos

Board of Direct Absent: Anita Ramos

Also Present: Jaimie Trevethan, Sequoia Management
Lisa McMinn, Sequoia Management

William and Lena Murphy
Rebecca Garcia
Mostafa Wali
Kenneth Vrooman
Mike and Barbara Mallon

Resident Forum:

- Homeowners addressed the board on various violations brought to a hearing. Multiple homeowners were representing for five properties.

Approval of Minutes:

The Board reviewed the October 13, 2022 meeting minutes.

Sally Saucedo motioned to approve the October 13, 2022, meeting minutes. Marlene Threlfall seconded. Anita Ramos abstained Motion Passed (3-0-1).

Management Report:

- **Operational Calendar** – To be reviewed by the Board of Directors
- **Resale List – One New Sale** – Reviewed by the Board of Directors
- **Financial Report (October 31, 2022)** - Reviewed by the Board of Directors
- **Premier Monthly Report (October)** - Reviewed by the Board of Directors

Unfinished Business:

Action Item List

- NOVEC Easement – NOVEC has reached out to management and has been forwarded Ken Chadwick at legal for all communication.

(M) With Ken Chadwick retiring, find out who will be replacing him and continuing with the NOVEC Easement.

- Landscaping Maintenance Proposals – Management took a walk along the community with Board members and Walter's Landscaping on October 25, 2022. During the landscaping walk, some equipment needs to be replaced.

(M) Management is working on obtaining proposals to remove the equipment.

- American Disposal Services- Reimbursement for work not completed.

(M) Check to see if American Disposal Service will reimburse for services not rendered.

- Palmerston Tree Replacement- Trees have been planted
- Sign Replacements- Signs have been picked up, waiting for installation.
- Trash Contracts- Trash Service has begun with Haulin Trash. American Disposal are asking residents to put their trash carts out on November 16th so they can pick them up.
- Next BOD Meeting – December 9, 2022.
- Premier Proposal- A motion by Sally Saucedo to pay ground maintenance services to Premier in the amount of \$75,000.00. Seconded by Kim Karlnoski. Motion passed (3-0-1)
- Premier Proposal- Flush cut and remove large, 4 trunk sycamore trees located behind fence at Hatfield Square in the amount of \$3800.00. (0-4) Not approved.

New Business:

- Paddington Lane- Remove firepit and snow blower behind Paddington Lane

Executive Session:

Sally Saucedo motioned to enter executive session at 9:00pm. Marlene Threlfall seconded. Motion Passed (4-0).

Board reviewed and decided upon all hearing violations as follows:

LOT4170 Obtain proposal from Premier

LOT4120 Currently working on correcting violations
LOT4080 Correct by November 28, 2022, and lose parking
LOT4070 Correct by November 28, 2022, and lose parking
LOT4290 Correct by December 30, 2022, and lose parking
LOT6610 Correct by December 30, 2022, and lose parking
LOT1790 Correct by April 30, 2023, and lose parking
LOT1810 Correct by December 30, 2022, and lose parking
LOT1990 Correct by December 30, 2022, and lose parking
LOT3620 Correct by January 9, 2023, and lose parking
LOT3660 Correct by April 30, 2023, and lose parking
LOT3480 Correct by December 30, 2022, and lose parking
LOT3430 Correct by November 28, 2022, and lose parking
LOT4380 Correct by April 30, 2023, and lose parking
LOT4700 Correct by November 28, 2022, and lose parking
LOT4020 Correct by April 30, 2023, and lose parking
LOT3970 Correct by April 30, 2023, and lose parking
LOT3930 Correct by November 28, 2022, and lose parking
LOT3920 Correct by November 28, 2022, and lose parking
LOT3810 Correct by December 30, 2022, and lose parking
LOT3780 Correct by November 28, 2022, and lose parking
LOT3770 Correct by November 28, 2022, and lose parking
LOT6510 Correct by November 28, 2022, and lose parking
LOT6550 Correct by December 30, 2022, and lose parking
LOT6350 Correct by November 28, 2022, and lose parking
LOT2100 Correct by November 28, 2022, and lose parking
LOT1550 Correct by December 30, 2022, and lose parking
LOT790 Correct by November 28, 2022, and lose parking
LOT550 Correct by November 28, 2022, and lose parking
LOT610 Correct by November 28, 2022, and lose parking
LOT640 Correct by November 28, 2022, and lose parking
LOT3130 Correct by November 28, 2022, and lose parking
LOT3360 Correct by November 28, 2022, and lose parking
LOT3320 Correct by November 28, 2022, and lose parking
LOT5080 Correct by November 28, 2022, and lose parking
LOT4930 Correct by November 28, 2022, and lose parking
LOT5830 Correct by December 30, 2022, and lose parking

Adjournment:

Anita Ramos motioned to adjourn the meeting at 9:52pm. Kim Karlhoski Seconded. Motion passed (4-0).