

## Majestic Oaks Minutes April 14, 2014

Meeting called to order 6:30 PM by George Fisher, Vice President

Agenda approved (attached to minutes)

March 10, 2014 minutes approved

Treasurer's Report—Income Statement—Fiscal year 10/1/13 thru 9/30/14(attached to minutes)  
Forty-four letters sent with intent to lean on April 1 for unpaid assessments seven have paid.  
Leans will be filed on properties with unpaid assessments May 15, 2014.

President's Report states: The covenant compliance committee appointed March 10, 2014 was tasked with developing their operating guidelines to ensure they would be accomplishing similar actions to that of the proposed service contract. The covenant revision committee was appointed March 10, 2014. The proper notice of their meeting dates was discussed and affirmed by legal counsel. Resident concerns about code violations have been calmed after hearing the covenant compliance committee has been appointed.

Vice President's Report states: The newly contracted mowing and landscaping company Synergy started work April 1, 2014. Electrical work continues. Failed bulbs are being replaced by more efficient LEDs. Gophers are being trapped in ponds and common areas. Foreclosed lots are being mowed. New signs with Majestic Oaks logo are being installed.

Director's Report: Four ARCs were approved for March and April 2014.

### MOHA BUSINESS ITEMS

Old Business

Covenant compliance

Herb Zabroski read the "Plan and Process for Addressing Covenant Violation Issues". Owners were informed in The Gazette of the process the Compliance Committee will follow. The issues to be addressed at this time and time lines for their corrections will be: Vehicle parking 5 days  
Lawn, weeds, edging of sidewalk and/or driveway, street not edged. Driveway needs cleaning  
Mailbox needs painting replaced or wrong color 15 days. Mildew on roof 30 days. Committee will report to the board monthly of progress in solving these issues. This report attached to minutes.

Motion made by Herb Zabroski for \$150.00 package for the Covenant Compliance Committee to address certified mail, and return receipt payments. Lou Colaianni seconded the motion.  
Motion passed all in favor.

There was an in depth Discussion of members and the Directors about owners without copies of the Covenants and By-Laws. This discussion was followed by a motion for copies to be printed.

Motion made by Herb Zabroski for two-hundred copies of the Covenants and By-Laws to be made for distribution to homeowners without copies. Luc Treblas seconded the motion. Motion passed all in favor.

Motion made by George Fisher for authorization to print five-hundred violation forms. Motion seconded by Herb Zabroski. Motion passed all in favor.

#### Section Four Roads

No discussion. This issue revolves around the ownership of the roads which has not yet been determined.

#### Bradford Farms zoning for Planned Unit Development

No discussion. On going issue.

#### 86<sup>th</sup> & 60<sup>th</sup> Ave Street Entrance

Trimming has been done, and the county has been contacted. Nothing as been resolved concerning safety issue.

#### Action Items:

Expense check for postage expenses to Covenant Compliance Committee, \$150.00

Print two-hundred copies of Covenants and By-Laws

Print five-hundred copies of violation forms

#### New Business:

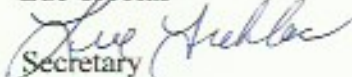
None

Motion made to adjourn meeting made by Herb Zabroski and seconded by Lou Colaiani.

Motion passed all in favor.

Meeting adjourned 7:30PM

Luc Treblas

  
Secretary

Minutes approved



Date

4-14-14