

**BOARD OF DIRECTORS MEETING  
SUTTON LAKES OWNERS ASSOCIATION**

**March 15th, 2021 6:30pm  
1813 Willesdon Dr E**

- 1. Roll Call:** *Quorum established. Meeting called to order at 6:32pm.* Bill Franco, Ian MacKenzie, Roman Jones, David La Cognata, Misty Torres- Property Manager  
**Not Present:** Lou Haskins
- 2. President's Comments:** Bill Franco
  - Misty Torres (Property Manager) back from being in an auto accident
- 3. Approval of February Financials:** Roman Jones
  - Financials Reviewed
    - Motion: Ian
    - Seconded: David
    - All in Favor
- 4. Appointment of New Board Volunteers:**
  - Linda Bocker
  - Brandy Williams
    - Motion to appoint: David
    - Second: Roman
    - All in Favor
- 5. Management Report:**
  - Pools:
    - Back pool outlet to be installed 03/23/21
    - Both pool decks will be pressure washed during the week of 03/29
    - Bid for pine straw install at front pool: \$900 (Grass Tech)
    - Pool chairs have been cleaned
    - Pool monitors scheduled to start 04/03
    - David: Look into getting artificial turf in the areas at the front pool, where we would add pine straw
  - Lake Maintenance:
    - New contract signed, per last Board Meeting
    - Algae issues on pond 2 again. Billy came out on 03/12 to treat 2, 6, and 10. Coming back to pond 2 this week, whenever the wind has subsided
    - New access provided to pond 9. Homeowner installed 2 10ft gates when replacing fence.

- ARC Approvals:
    - 1990 Hollington- Fence replacement (added 10ft gate for pond maintenance company)
  - Financials 02/28/21
    - Operating: \$421,147.41
    - Union Money Market: \$57,822.81
    - TIAA Money Market: \$247,886.24

Actual/Budget

    - Utilities: \$3,154.75 (A)/ \$4,750(B)
    - General/Administrative: \$10,873.95 (A)/ \$12,003.66 (B)
    - Pools: \$2,520.41 (A)/ \$3,929.16 (B)
    - Security: \$5,968.85 (A)/ \$6,108.33 (B)
    - Landscaping: \$3,746.64 (A)/ \$4,500 (B)
    - Lakes: \$895 (A)/ \$1,020 (B)
    - Repairs/Maintenance: \$2,236.48 (A)/ \$958.34 (B) (Overage due to previously approved work, by Frank's Pools, to fix pavers at back pool canopies)
    - Capital: \$0 (A)/ \$0 (B)
    - Total Expenses: \$29,396.08 (A)/ \$33,269.49 Under budget \$3,873.41 month to date; under budget \$11,692.36 year to date.
  - Bill: Did we ever hear anything from the holiday light company? No
- 6. Old Business:** None
- 7. New Business:** None
- 8. Open Forum:**
- Add right of way verbiage for vehicles
  - Discussion of speed humps and stop signs
- 9. Adjournment:** 7:02pm