

**BOARD OF DIRECTORS MEETING
SUTTON LAKES OWNERS ASSOCIATION
May 20th, 2019
6:30 pm**

- 1. Roll Call:** *Quorum established. Meeting called to order at 6:32pm.* Bill Franco- President, Ian MacKenzie- Vice President; Roman Jones- Treasurer; Enrico Aveo- Secretary; Misty Torres- Property Manager
- 2. Approval of Minutes:** April 15th, 2019
 - Motion: Roman
 - Seconded: Enrico
 - All in Favor
- 3. Review and Approval of April Minutes:** Roman Jones
 - Patrolling security was high for the month because invoices were not being received. They are now sent digitally versus USPS. We have spent \$11,816.84 for the first quarter.
 - Management Fee budget amount is higher than what is being paid out.
 - Motion: Ian
 - Seconded: Enrico
 - All in Favor
- 4. Management Report:**
 - Pools:
 - Back pool pump (not the new one) had a leak reported on Friday. Did not have to close the pool.
 - Front pool party was a success. Longer than expected...(2-hour set-up)
 - Front pool fence getting a new panel where damaged
 - Front pool parking lot: Getting cost to re-stripe and make repair at curb
 - Landscaping:
 - 2 trees cut back at front pool
 - Cost to clean up dead area/and remove dead trees by front pool parking: \$1200. Misty will get another cost to clean up and not remove.
 - Ponds:
 - Performed walk through on 4/18.
 - Reason for so much vegetation exposure: all ponds are down approx 3 ft.

- Billy submitted an insert for our newsletter to help explain the issues
- Requested for the city to come out and spray for mosquitoes. Representative stated that our issues are Midge Flies. Charles Aquatics does not handle this type of pest...getting a cost from other lake management company.
- Speeding:
 - Problem areas: Willesdon West and South and Sutton Lakes Blvd
 - Spoke with our scheduler to see if he can have some officers come into the neighborhood with radars. He stated we will have some out in the next couple of weeks.
- ARC Approvals:
 - 1771 Nettington: Roof
 - 1960 Watford: Pavers around in ground pool
 - 11015 Dusenburg: Roof
- Violations:
 - Due to conflicts with his work schedule, Eric Littleton was removed from the ARC. This allows for quorum requirements to be met for hearings.
 - 2 hearing missed due to lack of quorum
 - Next hearing is scheduled for 06/10
- Financials: as of April 30th, 2019
 - Operating: \$290,253.28
 - Money Market: \$87,333.66
 - TIAA: \$245,613.12
 - Delinquency: \$250,952.87; Down \$8,655.83 from March
 - Ian will speak with head of bookkeeping about the Money Market accounts and possibilities of increasing returns.

5. Old Business:

- A. Security Update: JSO Officer Kenneth Spencer
 - Male harassing residents about "Jesus": Spencer cannot confirm if h has been arrested because he does not know hos name or the address the last officer stopped him at. Legally, the Association cannot trespass him because he is not doing anything illegal. He is walking on public streets and sidewalks and exercising Freedom of Speech. Residents have posted on NextDoor about having him baker-acted...to have someone baker-acted, they must show intent to harm others or intent to harm oneself; which he has not displayed when approached by police.
 - Patrolling security guard is to knock on people's doors if garages are left open or vehicle lights are left on. Many residents are being verbally abusive, when he does this. When thieves canvas communities, they are looking for things like garage doors being left open. It makes the community an easy target. Resident

suggested allowing residents to “opt-out” from the security guard knocking on their door.

- Since the Association has added the patrolling security, the car break-ins have decreased.
- Resident inquired how we know the patrolling officer is effective. Spencer: submits crime statistics, in the community, for the entire month. This report covers when Spencer is on site and off site.
- Have the plate cameras needed to be used by JSO? No.
- Resident: The patrolling security company increased everyone’s fees \$40+ which requires a majority vote of the community. BOARD: No, fees cannot be raised more than 5% per household annually...and have not been raised more than 5% annually.

6. New Business:

A. Suttonfest:

- Date: October 13th. Need volunteers in order to have festival

7. Open Forum:

8. Adjournment: 7:32pm