

**LANTANA VILLAGE HOA  
BOARD OF DIRECTORS MEETING  
OPEN SESSION MINUTES  
FEBRUARY 27, 2024**

**CALL TO ORDER:** 4:14pm

**ATTENDANCE:** Jay Keck, Susan Busot, Cyndee Hansen and Susan Busot for Lantana Village; Jayna Van Den Einde for Kinney Management Services present.

**MINUTES:**

- Review of November 2023 Closed Meeting Minutes. Motion to approve the minutes made by Susan; seconded and all say "I".

**FINANCIALS:**

- Review of January 2024 Financials. Residential Assessments just slightly down, most likely due to timing of receipt of payment. There was \$2,060 received in Collection Income. Landscape Other was for Chris Teel's curbing. Irrigation and sprinkler repairs were for the pump inspection. All other categories are on track to budget and overall, the community is positive to the budget \$1,251.

**DELINQUENCIES/COLLECTIONS:**

- The Sentinel Report was reviewed. The Board requested that second violation notices, Cease and Desist/any legal notices be sent certified mail/return receipt so the Board has confirmation that the notices were received. Jayna will check with Lori in the KMS office to see if that notation and process can be done going forward.

**VIOLATIONS:**

- The Violations Report was reviewed.
- Susan made a comment that historically, 90% of homeowners will not reach out to Management regarding their violations.
- Cyndee stated that the homeowner removed the bike rack that had been left near the garage. She picked up and disposed of the trash herself.
- Account in escrow listed. Susan asked if that was the home that was inquiring as to the roof repairs and who would be responsible. Jayna reminded the Board that the legal opinion was obtained from Chandler Travis regarding.

**OTHER DISCUSSION:**

- Jayna printed out a copy of the Tracking Sheet.
- Susan reported that TJ's completed their repairs.

- Jayna was still waiting for proposals on the street signage. One proposal from Fast Signs and the other is a privateer recommended by the City of Chandler.
- For the homeowner/common area walls, Jayna included the legal opinion from Chandler Travis regarding the HOA and homeowner responsibility. Jay stated that last meeting, a consensus had not been reached on how to disseminate the information, whether through Kinney or through the attorney. Cyndee said she would prefer the attorney to draft the communication. Jayna asked if the bids should be sent along with the communication. Susan thought it should be sent from Kinney Management Services and then prepare to hear from all the homeowners pushing back on the correspondence. Susan also asked if the homeowner wanted to get their own bid, would that be accepted? Jay stated that the Board would have the final say as they would review and approve the submission.
- Jay communicated that during a walk he visited with a resident regarding a system that would be able to open the pool gate with a phone app. Jayna said she would reach out to A1 Locksmith to inquire about the feasibility of that for the community pool.
- Cyndee then spoke about an incident the prior weekend at the pool. That she had been notified there were people in the pool doing unspeakable things. When Cyndee arrived, she encountered some teenagers who were from across the street. They said they were rock climbing. She encountered them again on Sunday and again unsupervised. She let them know they needed to leave. Susan hoped that there would be a way to eliminate the fobs and the keypad.
- Jayna had included the bid received prior to move the information to the cloud. Cyndee asked about putting cameras at the pool. Jay said that he would want a legal opinion prior to doing that. Cyndee wanted to know if there is any liability on the HOA's part should unauthorized people have an incident in the pool.
- Jay said the only outstanding item at the pool is the new sign installation and removal of the old signage. Susan asked about the mesh installed at the pool gate and if it was necessary. Jay responded that the mesh was there so that you were unable to reach through the gate and open it. Cyndee stated that the new mesh was installed, painted and looked nice. Cyndee reminded us that they had missed painting the trash can at the pool, the culvert and pillar caps. Jayna sent the information to AllStar Painting and is waiting for that additional information.
- Cyndee asked that we look at the ramada for missing fascia block. Jayna had requested a bid from Just Right Masonry for 3774 S. Laurel Way (the homeowner(s) had passed away. The HOA looked at the blocks that had fallen. She will follow up with Manny for the additional proposals.
- Jay mentioned about getting information on CD's. Jayna will check with Misty to get the information for the Board.

**ADJOURNMENT:** 5:00pm.