

Esperanza Estates Homeowners' Association Board of Directors Special Meeting
Called to address weed control notification process & reimbursements for weed spraying
8/16/2018

Members present: President Dave Sielken, Vice President Tom Cooke, Secretary Ken Lindeman, Treasurer Kevin Welsh, Frank McCabe, Dean Hess, Max Perry. Members absent: Howland Swift, Nancy Ferguson.

Dave Sielken called the meeting to order at 1:00 pm.

It was recognized that weed control on properties, during the summer months, has been an ongoing problem for many years without resolution. Esperanza Estates HOA has a responsibility to enforce the CC&Rs for the benefit of all property owners in our neighborhood. CC&R Sections 12.2 and 12.3 address owner responsibilities regarding a well-kept and well-maintained condition in conformity with all other properties.

Discussion centered on up front communication, action required, formal complaint notification to HOA board members and property owner notification and communication.

Since, most of the properties having weeds are owned by winter residents leaving for the summer, Tom Cooke said that he would post a notice in the MMM next Spring before the exodus regarding the use of pre-emergent chemicals or making arrangements with a landscaping group to monitor weed activity on their lots.

Initially, since Tom is also one of the volunteers that goes around the neighborhood five (5) or six (6) times a summer, he will notify Kevin of lots having weed issues.

For the future, Tom Cooke made a motion "to have Esperanza Estates Weed Patrol provide a list of lots showing excess weeds to the Treasurer in order to have warning or reimbursement mailings made to property owners depending on the number of times a property has been cited". Kevin Welsh seconded the motion. Motion carried.

Sample – warning letter –

<http://www.esperanzaestates.net/documents/EE%20HOA%20Weed%20Violation%20Notice.pdf>

It was motioned and approved to adjourn at 1:30 pm.