



Presidents Report

May 17, 2023



Improved Communication (Moving Forward)

- Centralized hub for information
- Monthly or Bimonthly newsletter (digital – no postage/printing)
- Regular meetings – quarterly (every other virtual?)
 - Ongoing meetings will create avenue for collaboration with community
 - Awareness of what has happened, what is going on, and what is to come
- Launch the Beautification committee?



Appointment to Present (4-weeks)

- Appointment 4/16/23
- Initial Meeting with Board on 4/18/23
 - Understanding of status
 - Board shared budget and dues
 - Talked through and compiled a list of outstanding items
- Reach out to Township & Developer regarding delinquencies
- Created annual meeting packet
- Signed landscaping contract
- Updated/maintain the community tracker



Township Questions

- Silk screens in drains – removed via Township work order
- Meet with Township Planning Director
 - Understanding of plans from 1998 and approved plans from 2017
 - Open permits, bonds, etc. to satisfy Township
- Gate by Lottivue Riverside



Developer Delinquencies

- Inconsistent seeding of common elements
 - Entire area
 - Ungraded and completely missed next to unit 31
- Broken concrete
- Twisted/crooked street signs



<https://tinyurl.com/LottivuePresReport2023>







Developer Delinquencies (continued)

- Incomplete front entrance sign
- Two streetlights that were never installed or credited to us
- Irrigation system for front entrance never finished?
- Dead/missing landscaping – warranty?



Where do we go from here?

Request to meet with David sent 4/30/23

Follow up request to meet sent 5/2/23, 5/5/23, and 5/7/23 with aerial photo

David responded on 5/8/23 and a Zoom meeting was setup for 7:00pm on 5/9/23

Met with David on 5/9/23 and discussed list of delinquencies. He acknowledged them and needed time to reach out to Par and consult his client.

Met with David and Par on 5/16/23 to discuss delinquencies in person and devise game plan to tackle

Our landscaping company will perform first cut of the common elements on 5/17/23

Par will apply weed control week of 5/22/23- must set in for a week before overseeding. Weed control & fertilizer will be critical the first year to ensure weeds do not overtake grass.

Par will oversee the week of 5/29/23. Will need to have our landscaping company cut grass once more before this and then pause

David working with a contractor to get quotes for broken concrete and crooked/twisted street signs

David working with Par to have the temporary smaller entrance rock removed and new permanent rock located and installed



Where do we go from here? (continued)

- Stay on top of developer with delinquencies
- Newsletters and ongoing regular meetings with community
- Litigation Evaluation Meeting (Bylaws, Section 3.3)
 - Independent Expert Opinion for common elements (Bylaws, Section 3.4)
 - Gather estimates so we know how much \$ repairs are



Where do we go from here? (continued)

- Beautification committee to form and report out at next meeting?
- Set next annual meeting by early Winter so it's known well in advance
- Meeting packet to be created and distributed by end of March 2024



This concludes the
Presidents Report