

## HOA Monthly Meeting

October 20, 2016 6:30pm

**Location:** Larkin Club House

**Attendees:** Bob Spencer, Monica Trott, Dawn McGinn, Blake Jurgensen, Larry Speelman, Sandi Rabe, Lynn Noble, Gene Lemmers (True Homes), and Mark Boyce (True Homes) attended by phone.

## Larkin HOA Monthly Meeting

### Committee Reports:

- **Landscaping Committee:** Lynn Noble reported the fountain in Player's Park is in need of cleaning and repair before shutting it down for the winter. Lynn had an expenditure of \$290 for Halloween décor and replacement yucca plants for the medians on Tenth Green Court. Lynn also stated she has an estimate to remove the dead tree in Player's Park and will obtain additional estimates for removal of the stump.
- **Neighborhood Watch Committee;** Sandi Rabe outlined the function of this committee to the new True Homes representatives.
- **Architectural Review Committee;** Larry Speelman reported no new requests this month.
- **Finance Committee;** Dawn McGinn reported four homeowner dues remain unpaid. Notification letters have been sent. Dawn will refer further collection activities to the new property management company.

### General Discussion:

- **True Homes;**
  - **HOA Board Shift**
    - A general shift of the HOA board will take place going forward. Three representative from True Homes are now on the HOA board: Chris Butrell, Field Operations,; Scott Lee, Sales; and Gene Lemmers, Larkin Golf Club. The current HOA team will remain on the board during the transition. Two new members from the HOA will be elected at the March 2017 annual meeting.
    - The True Homes representatives stated that they will welcome the current HOA committees and will continue to request their input.
  - **Property Management Company**
    - Proposals for a professional property management company are being reviewed and True Homes anticipates having one in place prior to the first of the year.
  - **Pool Area Security**
    - Gene Lemmers noted that police will be surveilling the pool and tennis court areas twice daily to improve security and discourage vandalism of the facilities.
  - **Alternate Cart Paths**
    - Gene also stated that holes number one and eleven will have alternate cart path access during the grading and road construction and that hole number ten will be closed until after the first of the year.
  - **Old Sales Office**
    - The old sales office on Club House Drive will be permanently removed.

- **New Home Lots**
  - The average size of the new home lots will be approximately one quarter acre, from 50' – 60' in width and 120' to 150' deep.
- **Town Homes**
  - 29 town homes will be built on the lots adjacent to the pool. Construction is scheduled to start in Spring of 2017. The town homes will start in the low \$200's.