

Loch Lomond Estates HOA

Board of Directors Meeting, Monday, May 4, 2026, 1:00 PM
Ameritech Offices

Agenda

1. **Call to Order**
2. **Determination of Quorum**
3. **Roofs**
 - Unit #6 Roof Leak
4. **Foundation Plantings**
5. **Unit #36 – Front Door**
6. **Dog Policy and Enforcement**
7. **Adjourn Meeting**

1. Call to Order

Janice Witkowski called the meeting to order at 1:00 PM. A quorum was confirmed.

2. Board Resignation

The Board acknowledged receipt of Mike Cleary's resignation. Per the HOA By-Laws, the Board will appoint a replacement.

3. Attendance (In-person or Virtual)

Board Members:

- Janice Witkowski
- Dalene Smith
- Norm Squitti
- Becky Shaw

Members / Guests:

- Jeff Aiton
- Jill Woodard
- Daphne Edwards
- Todd Edwards
- Pompei Sanderson
- Mary Sanders

4. Old Business & New Business

Roof Damage – Unit #6

- Previous repairs were completed; however, water intrusion persists.
- Janice will follow up with the roofer upon her return to schedule additional work.
- A Board member must be present during the inspection/repair.
- Brian will obtain estimates from two additional roofing companies.

Landscaping Issues

- Becky presented a summary, including a letter of concern from Unit #12.
- The Board is seeking expert input regarding insurance implications and risks to existing water lines.
- Brian suggested obtaining additional feedback from landscapers regarding root systems.
- Dalene will:
 - Contact the HOA insurance provider to walk the property and address concerns.
 - Reach out to Keith at Ameritech for historical insight.
- The Board will update Unit #12 on progress once additional information is gathered.

Watering & Landscaping Reminders

- The HOA will send a reminder to all owners:
 - Watering is limited to once per week due to government drought restrictions.
 - Board approval is required for any new plantings.
 - Owners should pause any new landscaping projects.
- The Board confirmed that Unit #22 received pre-approval for current landscaping work.

Uniform Appearance of Units

- Unit #36 replaced its front door following hurricane damage.
 - The owner was unaware the door style was not HOA-compliant.
 - The door has been repainted an approved color.
 - The door style remains out of specification.
 - The owner requested leniency due to cost and noted plans to install a white storm door similar to others.
- The Board tabled this matter pending additional follow-up from the owner.
- Related issue:
 - Unit #4 painted their front stoop an unapproved color; this must be removed.

- Brian will notify the owner and include a general reminder about uniform appearance to all homeowners.

Resident Background Checks

- Discussion regarding long-term adult guests at two units without completed background checks on file with Ameritech.
- Brian will send follow-up letters to both owners requesting immediate completion.

Lawn Care Service

- Concerns raised regarding current service provider (Evans) not servicing weekly or treating all units consistently.
- Janice will:
 - Follow up with the current provider.
 - Work with Ameritech on additional quote for comparison, one in hand.

Ditch Cleanup & Drainage

- Ditch was cleaned out again this spring in partnership with the neighboring HOA. Some branches and debris remain in the ditch following prior cleanup.
- Becky will follow up with Corona Landscaping to see if that removal should have been included in the fee.
- Dalene shared video of recent rain and noted debris remains on neighboring properties contributing to drainage issues.
 - City needs to send notices to those property owners and follow up.
 - Dalene will take point with the City.
- Ameritech and Loch Lomond's attorney letters need to be resent to City reminding them of their responsibility in the overall cleanup.
- Discussion held regarding bricks around plantings and if they are impeding water drainage.

Fence Repair

- Two quotes were received for fence repair, current recommendation is to replace just the damaged section, but no final decision made.
- Board unsure if issue is not deemed a safety hazard and will have the insurance company review that 8-foot section which is affected when they are doing the property walk through.

Emotional Support Animal (ESA) – Unit #7

- Unit #7 lacks required ESA documentation and insurance.
- Animal identified as an aggressive breed with reported bites:

- Three incidents involving Unit #3
 - One incident involving Unit #5
- Requirements:
 - Proper ESA registration
 - Updated vaccination records
 - Letter from a licensed physician
 - Muzzle and short leash required
- Ameritech will send a letter requesting documentation and outlining interim controls during training.

Common Area Usage – Unit #7

- Issues include items, children’s play cars, toys, artificial turf, and landscaping placed in common areas.
 - Reminder: Residents do not own common elements.
 - Janice will set clear expectations that Unit #7 must:
 - Clean up all common areas
 - Remove artificial grass
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5. Adjournment

A motion was made to adjourn the meeting.
The meeting was adjourned at **3:00 PM**.