

# **Lancaster Community Association Meeting of the Members**

Open Session

December 16, 2021

## **Call Meeting to Order**

The Lancaster Community Association Meeting of the Members was called to order at 6:03 p.m. on Thursday, December 16, 2021 by David Molina.

## **Roll Call**

Yami conducted a roll call at 6:04 p.m.

*Present* - David Molina, Yamile Torres, Phyllis Bass, Maria Adams and Carla Unkefer.

*Absent* - Julious

## **Establishment of Quorum**

Quorum was established at 6:04 p.m. by Yamile Torres.

## **Meeting Minutes**

A motion to approve the meeting minutes was brought by David Molina and seconded by Phyllis Bass.

## **Approval of 2022 Budget**

The proposed 2022 budget was provided to board members by Yami via email. A motion to approve the proposed budget was brought to the floor by Carla and Maria seconded the motion.

## **Announce 2022 Nominees for the Board of Directors**

Yami stated that we have 2 available Board of Directors positions coming up. Each nominee's bio can be found on the community's website for review. The nominees are: David Molina, Carla Unkefer, Amanda Gallardo, Russell Heitzman and Gwendolyn Jones.

## **Vote for Deed Administration Fee Increase**

A motion was brought to the floor to approve the increase of the Deed Administration from \$75 to \$100. Maria carried the motion and Phyllis seconded the motion. After the vote concluded and the increase was approved, then homeowner, Laura, spoke to voice her disapproval. Also, homeowner, Amanda, agreed with Laura. They cited Covid and the hardships brought on by the pandemic as reasons for not increasing the fee. It was explained by Yami that for investors and

homeowners to understand the seriousness of adhering to Lancaster's deed restrictions and for investors to communicate that to their tenants, the fee should be increased.

### **Open Forum**

A homeowner expressed concerns about the number of vehicles that an across-the-street neighbor has parked in their driveway and on the street. Yami advised him to contact the Constable's Office and to ask for the sergeant on duty if his concerns are not satisfied by a responding officer. He also had concerns about loose animals in the area. Yami advised that he should take photos of the animals and email them to her. She explained that animal control is unable to respond to all calls due to staffing issues, but if he should see a loose Pit Bull, they should be contacted.

Another homeowner asked about the MUD District's meeting. David stated that they are held at the Phoenix Tower in Greenway Plaza the first Thursday of every month and referred him to the MUD District's website for more information.

Homeowner, Crystal Guillory wanted to know if a representative from the Constable's Office can attend our meetings and it was confirmed that it is possible, but an officer was present at a previous meeting. She also asked if increasing assessments would help stop the decline of the community. Yami stated that lower assessments attracted investors and that's why the community is investor controlled. If assessments are increased, perhaps investors would think twice about purchasing and the community and individuals who care about the community would begin to move in.

### **Adjournment**

Meeting was adjourned at 6:48 pm by David.

**Minutes Submitted By:**      Phyllis Bass

**Approved by:**                      Name