

LFCA Board Meeting May 13, 2010

Members Present: Bev Franklin, Lois Misuinas, Sam Packer, Wes Cox, Al Brooks, Dave Wilson

Members Absent: Nancy Thompson, Gloria Flick, Kathy Jacobs

Bev called the meeting to order at 7:40p.m.

April minutes approved with minor corrections.

Al has received 2 ARC requests. He expects to approve them both.

Wes sent delinquent dues notices. There are 10 accounts outstanding. A second notice will be sent on June 3, if necessary. There is an outstanding dues account for 2009 that is expected to be rectified as part of a foreclosure agreement. Wes received a bill for the first mowing under our landscaping contract.

Board terms for Al Brooks, Kathy Jacobs, and Lois Misuinas are expiring. Al will continue to serve. Kathy and Lois will not serve. Bev and Nancy are contacting possible replacements.

Dave has received 2 requests from a realtor for homeowners packets. Dave presented photos of the back yard of a home in foreclosure on Cervantes Lane. There is a pool in the back yard with discolored water. The deck is in disrepair and is unsafe. The fence is in disrepair. These are health and safety hazards. The back yard is full of debris. The yard is overgrown. The board will take no action until the home is sold.

Sam took care of a downed tree on the Paloma Ct. path. There is a large amount of poison ivy growing along the Cervantes paths. There are bushes overgrowing the Octavia path. The adjacent homeowners have no objection to their removal. One of the homeowners has a landscaper that will do the job.

Boardwalks, built over the low/wet areas of the paths, have been proposed as part of the path repair plan. The boardwalks would be constructed of treated wood and would be scored to reduce the risk of slipping on wet wood. The proposed areas need to be marked before estimates are obtained. Al has contacted Fairfax Decks and they are willing to give an estimate. The board also discussed having the drainage pipes in these wet areas cleaned to help alleviate the problem. This could be a scout project.

The county is considering a proposal to drain Huntsman Lake to allow the dam to be repaired and brought up to code. There is a public meeting the same night as our annual meeting. We hope to have an update on the results of that meeting at our annual meeting. Bev will contact the county to obtain the complete proposal. Our concern is that they may decide to simply drain the lake and forego dam repairs.

Sam drove by the entrance signs. From afar, they look good. Bev noted that, up close, they need repair. This will be discussed further at the annual meeting.

Lois brought up a homeowner's concern regarding a neighbor's tall, unmown grass. Since the complaint was lodged, the grass has been cut. LFCA has no covenant regarding grass length. The county allows grass to be no longer than 12 inches.

Bev will confirm with South Run Rec. Center regarding the proposed annual meeting scheduled for June 16, 2010 at 7:30p.m. at this facility. Lois will send reminder postcards. Sally will place a notice on the entrance signs. Proposed agenda items: snow removal, proposed Huntsman Lake dam repair, path and signage repairs, boardwalks, grass length, community picnic on Sept. 19, programs at South Run Rec. Center, homeowner's responsibilities.

Meeting adjourned at 8:20p.m.