

LFCA Board Meeting, 14 Apr 11

1. Members present: Bev Franklin, Sam Packer, Dan Kolcun, Wes Cox, Al Brooks, Pete Misuinas. Members absent: Dave Wilson, Nancy Thompson, Chris Lograsso.
2. Bev brought up the issue of sheds and fences not in accordance with association by-laws. Al asked how we go about getting something removed after it's in place. Al also noted a need to define the rules when an existing, non-compliant fence is replaced by a new one just like it. The board agreed to consult with our attorney to determine our options. We will also ask options in regards to grandfathering. It was reiterated stand alone structures are not allowed in back yards, and no structures are allowed in front yards.
3. Wes reported there are 27 unpaid dues at this time. Three are well past due. There has been one unsuccessful contact with reference to unpaid dues. Regarding the Blankinship delinquencies, Wes indicated it is time for a letter from our attorney. He has refused to pick up registered mail sent to him. Wes is going to send a letter to his other address and see what happens.
4. Wes asked about payment for the tree and if it was approved. Yes, it was.
5. Trails. Bev has contacted George (the asphalt guy) about redoing parts of the trails.
6. Architecture review. Al reported there has been one fence request, a replacement of an existing fence the same height and style.
7. Dan reported he has received notice about 2 more trees blocking parts of the trail. He has not had a chance to go out and check them yet. Dan also had a discussion with a community member who was: 1, unhappy he is not allowed to dump brush behind his house, when we don't keep the area clear; 2, concerned about a lightning strike igniting dry brush; and 3, a downed tree diverting water that will erode his hill. Dan looked at the tree/water issue and believes it is not a valid concern. However, it became evident the board should go look at the area and either validate or invalidate the concerns. Dan will notify the gentleman his concerns were discussed at the board meeting, the board will review his area, and will ask him to send pictures about his concerns. Available board members will meet at 2 on Sunday to begin trail review, starting at Bertito.

8. Dan will check the community entrance signs for needed maintenance and report back to the board.
9. There is a community meeting about the Huntsman Dam project on 25 April at the Government Center.
10. The meeting adjourned at 8:30pm. The next meeting will be 12 May 11.