

## LFCA Board Meeting July 14 2011

Members Present: Bev Franklin, Sam Packer, Wes Cox, Al Brooks, Dan Kolcun, Nancy Thompson

Members Absent: Chris Lograsso, Dave Wilson, Pete Misuinas

1. Bev called the meeting to order at 7:33pm. Lois Misuinas present to take the minutes.
2. AmLiner took one of their trucks onto a path and chewed it up while laying the new sewer line on Cervantes Ct. AmLiner notified Bev of the incident and the company will be responsible for the repair.
3. Bev received an email from a resident regarding an overgrown bush on Paloma Ln., but Bev has been unable to identify the bush. The resident wants to remove the bush and reseed and clean up the area. The board has no objection.
4. Mr. Lupo wants some overgrown greenery on community property near his home mowed. Mr. Lupo contends that the board has been responsible for this area in the past. The board does not agree and will check with past board members who dealt with the landscaping contract. If it is a common area, the board is responsible for mowing. We need to verify the property line and possibly add this area to the landscaping contract. One of the homeowners at the end of Modisto can no longer continue to mow the common area between his fence and the path due to his age. The board will have to take responsibility for mowing this area. (This is Mr. Lupo)
5. Al posed the question: "What defines common areas?" The common area between Al's house and the Ethington house is not being mowed by the contractor. This area has already been added to the landscaping contract and Al should stop mowing it.
6. A homeowner at 7611 Paloma Ct. wants trees on common property that are growing into his yard to be cut down. The board will not cut down these trees at this time, but the homeowner can mark the trees that he wants taken down with ribbon to allow board members to see exactly which trees he is talking about.
7. Al supplied a new email address for himself for the data base.

8. Wes reported that there are 8 late dues still to collect. Another homeowner says she paid, but Wes has no record. Wes will recheck his records. Another letter will be sent to the late dues homeowners next week. Late fees are being assessed.

9. 9215 Paloma Ct. is empty, but someone is mowing. There is no for sale or rental sign up. Has this house's dues been paid? Wes will check.

10. Al reported that houses are selling without sheds being removed. Sheds are going up without ARC approval. Free standing sheds are against the LFCA covenants. The board has had complaints from homeowners regarding sheds in their neighbor's yards. The problem with sheds is skyrocketing. Some of the models in the neighborhood don't have basements or have garages that are significantly smaller than the garages on other models.

11. There is also a problem with fences being too high or constructed of inappropriate materials. Al will write a proposal for consideration at the next meeting amending the current guidelines regarding fences. The proposal will allow fences of 6 feet and will outline acceptable construction materials and what they can look like. The new proposal will recommend the board place a lien on a property if a fence is erected that does not meet the covenant specifications. A quorum of board members, not homeowners, is needed to change a covenant. If adopted by the board, the new proposal will be placed on the web site and a mailing will be done to notify homeowners.

12. It was suggested that a lien be placed on houses now that have fences and sheds that do not meet current ARC guidelines. Bev will consult an attorney on the mechanics of placing a lien on a property. Bev will check the county zoning codes regarding sheds in front yards, as we have one homeowner with a shed in their front yard.

13. The meeting was adjourned at 8:45pm.