

LFCA Board Meeting, 23 Aug 12

1. The meeting began at 7:48pm. Members present: Bev Franklin, Nancy Thompson, Chris Lograsso, Al Brooks, Chip Cochran.
Members absent: Dave Wilson, Wes Cox, Sam Packer, Pete Misuinas.
Lois Misuinas was present to take the minutes.
2. Bev noted there are no minutes on the web site for February or March. There was no May meeting due to lack of a quorum. Lois will ask Peter to post the missing minutes. Bev has copies if needed.
3. The July minutes were approved as written.
4. Al and Chip provided updated contact information. Bev asked each board member to introduce themselves to Chip, including their time on the board and history in the neighborhood.
5. Nancy gave an update on the Community Day preparation. The paperwork is at the police station. It has been there for some time. Nancy will call and check on it. Bev reviewed the menu. She and Nancy will do the necessary shopping. The picnic will be at the usual place on Maritime.
6. Al reported new people have moved into the neighborhood and have inherited fence issues. Al spoke with a new homeowner on Paloma who has a degenerating fence. The surrounding houses have 6 foot fences. The new owner wants to put up a new fence. There has been some discordance which Al is working on.
7. The board can charge up to \$125 for homeowner packets. We currently charge \$100. There have been some instances where the seller got the packet but not the release letter from the ARC or the board, and the sale went through. Al feels if a homeowner is up to date on dues we should not charge for the book. There was a motion by Al to discontinue the \$100 fee for a seller's packet and to make it free. It was seconded and passed unanimously. The law requires the seller to ask for the packet. If a seller is using a realtor and the sale goes through without a packet being given to the new owner, this is a violation of sale laws and we can go after the realtor. It was suggested the board look into getting a housing inspector. This would be a board expense. There are liability issues if it doesn't get done or the homeowner doesn't clear and a sale is nullified. An average of 7 houses a year turn over in our neighborhood.

8. It was noted contractors have started asking for clearance from the ARC before starting projects in the neighborhood.

9. Bev reported the one bad path section has been fixed satisfactorily. Bev asked the contractor to check the other trails, mark bad areas, and give an estimate for repairs.

10. Bev reported there has been a slowdown in the Huntsman Dam project, reason unknown. The repair of the Burke Lake Dam should start in September. There are two solar panel protruding from Huntsman Lake.

11. Chris brought up the following items.

a. We need to draft a letter for homeowners to review on the procedure for dealing with covenant infractions. We need a means of asking homeowners for feedback. Harry Hopkins will be asked to create an area on our website for this feedback. Proposed infraction process:

- i. Board sends a letter giving the homeowner 30 days to correct.
- ii. If not corrected within 30 days, fines begin at the rate of \$10 a day for up to 90 days. Paying the fine will not absolve the seller of the infraction when it is time to sell.
- iii. There needs to be a method to appeal an ARC decision to the board.

b. The letter for the seller's packet needs to be updated. The process for a seller to request a packet needs to be defined.

c. We need to address a temporary waiver process for fines and existing 6 foot fences, i.e., a person bought a house with a 6 foot fence or a shed and the sale went through without issue. These buyers are innocent bystanders. We need to personalize the process in order to deal with homeowners as friends and neighbors. Nancy and Chris noted you do not have to tear down an existing 6 foot fence, there are correction measures available.

12. It was again noted in 2007 the covenants were mailed to every homeowner with the dues notice. Many of the homeowners voicing complaints at the annual meeting were here in 2007.

13. The board needs someone to work with the Murray tree people and Premium Landscaping.

14. The meeting adjourned at 8:52pm.