

LFCA meeting minutes – January 8, 2015

Board members present: Dan Kolcun, Sam Packer, Wes Cox, Dave Wilson, Al Brooks, Beatrix Takenaka, Nancy Thompson
Members absent: Kelly DiNenna, Chip Cochran

1. The meeting was called to order at 7:37 pm from Dan Kolcun's house.
2. The November 2014 minutes were approved. (No Board meeting was held in December 2014.)
3. Dan nominated and the Board approved a new member, Beatrix Takenaka.
4. Board needs to be proactive in providing HOA Disclosure Packets to all buyers. Some realtors do not contact LFCA and, in the case of foreclosures, bank-owned properties may transfer without HOA documents being provided to new owner.
5. Beatrix described the NextDoor website to the Board and noted that she hopes the community will sign up to get connected to the social media site for Lake Forest. The Board agreed, but asked that a disclaimer be added to the page for our community to clarify that NextDoor is not the official HOA site. Dan noted that the website's map for the Lake Forest Community includes houses that are not part of our HOA. Also, NextDoor does not host Board meeting minutes or other official documents for LFCA.
6. Dan discussed the progress of new LFCA website re-design. He asked that Board give comments on the proposed changes when the link is re-sent to members. The existing LFCA website also needs to be updated to reflect the current terms for all board members. Members with terms expiring in 2015: Chip, Dave and Beatrix (who is filling remainder of Bev Franklin's term).
7. Premium will meet with Dave next week to give us an estimate to repair the broken water spigots at subdivision monuments.
8. Wes and Dan discussed draft articles for the LFCA newsletter. Topics(with authors noted) include: Curb numbers (Al); Republic Trash (Dan); Recommended Contractors; Huntsman Dam (Sam); Good to Know; Trees (Dan); Treasurer's report (Wes); Website info (Dan); HOA Disclosure Packet (Nancy); Goodbye to Bev (Dan); Modisto Intersection (Dan); Calendar Events (May 16 – Yard Sale, June 11 – General Meeting, September 13 – Community Day). Articles are due, and will be finalized, at February 12 Board meeting.
9. Dan will contact Republic to confirm LFCA Discount, procedures and current rates.
10. Milky Spore treatment will be reviewed by the Board and discussed at General Meeting in June.
11. Dan noted that a LFCA resident had contacted Supervisor Herrity and obtained new signs and crosswalk markings for the Modisto intersection with Fairfax County Parkway. Board applauds this accomplishment.
12. Wes noted that Premium has increased its monthly fees to LFCA for grounds maintenance by \$8.00/month. The Board approved payment of the increase.
13. Al indicated that ARC had granted a request for a propane tank on a resident's property. All propane tanks, whether buried or above ground, need ARC approval prior to installation.

Meeting adjourned at 8:40 pm.