

LFCA meeting minutes – May 14, 2015

Board members present: Dan Kolcun, Sam Packer, Wes Cox, Beatrix Takenaka, Chip Cochran, Dave Wilson, Nancy Thompson

Members absent: Al Brooks, Kelly DiNenna

1. The meeting was called to order at 7:35 pm from Dan Kolcun's house.
2. The March and April 2015 minutes were approved with edits.
3. Murrays will remove the tree in the common area behind 7701 Cervantes Lane. Bill for Murrays has been paid. The Board thanks the Homeowner for his service to the community in cleaning up the common area and mowing the grass adjacent to his property. As a reminder, we also note that felled limbs and other yard debris should not be placed in common areas by HOA members or yard service companies.
4. Ms. Wimmer was sent LFCA insurance information regarding her claim of damage to her fence from a falling tree in the common area.
5. Wes reported that only about 15 homeowners have outstanding dues. Those homeowners will be sent a second letter requesting payment.
6. The Board discussed issues involving non-compliant fences and sheds in the community. Dan wants the Board to devise a clear strategy for notice, enforcement and waivers that is consistent with existing ARC policy. Right now the HOAs principle means of enforcement is at the time a house is sold. Our immediate concern is not to disrupt any pending sale, but to ask for remediation prior to closing and/or to put buyers on notice that a non-compliant fence or shed needs to be replaced or removed in a reasonable time frame. Going forward, the Board will conduct a survey of all homes in the community and consult with the HOAs lawyer on our plan. We intend to ask homeowners to review our survey findings for accuracy. We want to provide appropriate notice to homeowners (including possibly a grace period), and will consider setting a compliance time frame, along with other appropriate measures to resolve ongoing non-compliance issues. Dan wants input on this proposed strategy (identifying key milestones and timeframes) from all Board members as soon as possible. He will discuss this issue at the Annual Meeting on June 11.
7. The LFCA Annual Meeting is on June 11<sup>th</sup> from 7:30-9:00 pm at the Orange Hunt Elementary School. Board members are asked to arrive at 7:00pm to setup for the meeting. The draft Agenda for the meeting is as follows:

Approve 2014 Annual Meeting Minutes

Review Old Business

Treasurer's Report

New Business

Community Events

ARC

Milky Spore

Neighborhood Police update

Curb numbers

LFCA Fences and Sheds Survey

Election of Board Members (2 members have terms expiring: Chip & Dave)

Open Discussion

8. Dan will schedule the meeting with the HOA lawyers to discuss ARC compliance issues.
9. Chip will ask Premium for a bid to do the Milky Spore treatment prior to Annual Meeting.
10. LFCA Yard Sale on May 16 will be advertised on Craigs List, NextDoor Lake Forest site and on LFCA web pages
11. At the July Board Meeting the Board will review Beatrix proposed New Neighbor Welcome Packet.

Meeting adjourned at 8:50 pm.