

## LFCA Board meeting minutes – April 14, 2016

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

1. The meeting was called to order at 7:35 pm from Beatrix Tenenaka's house.
2. The February 2016 minutes were approved with edits.
3. Old Business:
  - Attorney Engagement: Dan will verify Attorney has all necessary documents.
  - Website: Board should forward any HOA pictures to Dan for posting on website. Also, Dan would like Board members to confirm their phone numbers. Board meeting minutes need to be added, perhaps in PDF. Website email to the Board is working. (Check to see that it is not in junk mail.)
  - Annual Meeting: Alternative dates for the (6/9) meeting were considered as Dan is not in town the week of June 6-10. Nancy will check on June 2, 14 & 16 at the Burke Library and Orange Hunt. Not all members of the Board may be available on these dates either. Also, the Board reviewed their term dates and 3 members terms end in 2016 - Dan, Kelley & Al. (Other Board members end dates are: 2017 – Nancy, Sam & Wes; 2018 – Bea, Dave & Chris.) Bea will put together a draft Agenda. Reminder cards need to go out 1 month before meeting. Wes will do the cards.
  - Audit: Wes will report his progress to the Board in May.
  - Path repair: The path between Paloma and Fishermans Lane needs to be repaired. Sam will send letters to 2 affected homeowners explaining that HOA needs to remove the tree roots in order to repair the path. Dan proposed that we tell homeowners, if the tree is damaged & needs to be removed at some point, we would consider contributing to the cost of removal. Fences & Sheds: Need to verify all non-conforming lots. Dan will send the Board the current map and asks that we all walk around to double check it. He would like to get the initial notice of violation letter out to the community before the Annual Meeting.
  - Premium Landscaping: We have received several complaints about landscaping at entrances and common areas. Chris will set up a meeting with Premium.
  - Curb Numbers: Al has action to ensure they are repaired soon.
  - Milky Spore: Al explained that we last treated grubs with milky spore 15 years ago. This treatment only lasts up to 15 years, so Board should consider offering it again to HOA. It cost the HOA \$200 per home to apply this treatment and the homeowners had to return an affirmative response card to accept the milky spore treatment.
  - Yard Sale: Date is May 21, from 8am-2pm. Dan will see that advertising goes out on websites, entrance boards & Craigslist.
4. ARC: A request was submitted for a 4 ½ foot fence. It was approved and Al will send the letter to the homeowner.
5. Treasurer: Wes has created an easy-fill spreadsheet to enter dues going forward. As of April 29 dues payments are outstanding (10 percent). One home (Lot #617) has gone through a bankruptcy judgment as to one owner. However, there is a second owner on the deed. The Board approved sending a bill to the second owner for the full amount of unpaid dues.

6. New Business:

- Patriot Waste Services: A competing trash collection company submitted a proposal to Dan. They only bill on a community basis. While their fee is lower per homeowner, the Board declined the proposal. We do not wish to spend more time on collections, add additional administrative and insurance costs, nor incur additional debt.

Meeting adjourned at 8:50 pm.