

## LFCA Board meeting minutes – July 1, 2016

Board members present: Dan Kolcun, Chris Bing, Dave Wilson, Kelly DiNenna, Wes Cox, Sam Packer, Nancy Thompson

1. The meeting was called to order at 7:35 pm from Dan Kolcun's house.
2. The May 2016 minutes were approved.
3. Old Business:
  - Path Repair: Three estimates were obtained to repair the HOA path from the cul-du-sac on Paloma Lane to Fishermans lane. One estimate was significantly higher, and a second did not include the cost to remove the exiting tree root along with the asphalt repair, as did Premium's bid. The Board unanimously accepted the Premium bid for \$1,950 and directed Chris to notify them and begin the repair.
  - Sundra reimbursement: As part of the path repair mentioned above, the HOA previously negotiated the removal of a giant tree with the homeowner and pledged to contribute to the removal cost. The Board voted unanimously to contribute \$500 to the removal of the tree and directed Wes to send them a check for that amount.
  - Stream Erosion (Kolcun's Run): We are still waiting to hear from the County as to their responsibility to help repair the bank of a stream behind Lot # 561 which has been eroded due to unusually heavy rain. Dave had Premium look at the area and has received their bid of \$7350 (along with another bid of \$8,500 from Drainage and Erosion Solutions). If the County denies responsibility the Board will consider whether to appeal and ask HOA attorney for assistance. However, should the HOA need to take the lead on the repair we would ask that the size of Riprap be doubled (and a revised quote obtained) based on discussions with the county.
  - Paloma Lane Koi Pond (Trevi Fountain): Backyard ponds do not need ARC approval. Thus there is no authority for ARC to act on a water drainage complaint. Dave will send a letter to the neighboring homeowner to explain our position.
  - Attorney Engagement: The Board agreed to pay the HOA attorney's bill of \$2,173 for his review and assessment of HOA documents and processes. The Board will address the attorney's recommendations – along with a more equitable distribution of Board member roles and responsibilities at a special meeting to be held on August 3 from 6:00-8:00 pm at Dave Wilson's house. All Board members should review the attorney's letter prior to attending this meeting.
  - Audit: Dan asked Wes to obtain the name of an auditor and ascertain their fee, as well as set a date for the audit, by the next Board meeting. Wes and/or Dan can ask our HOA attorney for names of auditors and what types of documents are needed.
  - Treasurer's report: Wes reported the HOA bank balance was \$90,045 as of July 14, 2016. Only 5 (collectible) dues are outstanding. Wes needs to issue a reimbursement check to Bea for the Little Free Library and will apply a \$50 Staples reward card to future copying expenses for the HOA. Wes asks that when we review the attorney's recommendations that the Board look at adjustments to the late fee assessed for delinquent dues and

consider the need continue the HOA's status of incorporation. (Note: All HOA correspondence needs to be consistent with our current registration status.)

- Website: LFCA web email is still getting caught in spam folders for several Board members. Dan will ask Gerhard if there is a better way to send those messages. As an interim measure Dave will forward the LFCA emails to all the Board. Also Dan will ask Gerhard: to correct the dates for monthly meetings, update Board terms, and correct the date for the Community Picnic.
- Community Picnic: Bea will address plans for the picnic at the August meeting. Reminder cards need to go out before the Labor Day weekend.
- Board Positions: Only item assigned temporarily is that LFCA email requests will be monitored by Dave and he will assign a point person to reply. The discussion of Board roles and responsibilities will be addressed at the Special Meeting on August 3. Please review the Bylaws as part of preparing for this meeting.
- Milky Spore: Al needs to get bids and dates for grub treatment so that Board can vote on it. The notification card requesting an affirmative response from homeowners to permit treatment must be prepared, delivered and returned prior to beginning the treatment.

4. New Business:

- Signage for Olympians: The Board approved using the entrance signs to recognize HOA member families who have athletes participating in the 2016 Rio Olympics (based on an LFCA email request).

Meeting adjourned at 8:35 pm.

Other Pending Action Items:

- Leaf Collection for HOA
- Road repair & standing water