

LFCA Board meeting minutes – July 13, 2017

Board members present: Sam Packer, Dave Wilson, Wes Cox, Beatrix Takenaka, Nancy Thompson, Rachel Gould

1. The meeting was called to order at 7:38 pm from Bea's house.
2. Board Election: Sam was unanimously approved as President. Bea nominated Rachel Gould to fill the Board vacancy, and she was unanimously elected. Note: LFCA website, DPR and other HOA documents will need to be updated to reflect these changes.
3. The May 2017 Board Minutes were approved. Also- the draft June 2017 Annual Meeting Minutes were reviewed. Minor edits were made, and the Board agreed to post the draft on its website. The 2017 minutes will be voted on at the June 2018 Annual Meeting.
4. Oktoberfest: Bea will head up this community event scheduled for September 17. The rain date is one week later (9/24). Post cards will be sent to the community after the August meeting.
5. Signs: New locks and screws are needed to attach the new window as the old set was worn out. Bea requested and the Board approved a gratuity of \$20 each for the two, neighborhood youth who helped with the window installation and repair.
6. Financial Review: Wes is maintaining his commitment to finish the compilation of data needed to review the most recent 3 years of financial records for the HOA by the August Board meeting.
7. Treasurer's Report: Wes reported that one additional dues payment was received, thus reducing the number of delinquent dues for the HOA to five (three of which are all multi-year delinquencies). At least two recent delinquencies have involved bankruptcy or foreclosure. Wes will send out the appropriate notices.
8. Erosion Sites: The site adjacent to the Delaney's lot which was filled with round river rock has collapsed. Dave proposed, and the Board approved, \$1,200.00 to repair the area and replace with larger, solid stone. The original contractor will do the repair. In addition, Dave reported he had inspected the path from Paloma where a resident had reported erosion. He found this erosion was due to overflow from the county storm water system, and not an HOA matter.
9. Milky Spore: Sam will meet with Premium on July 28. Application of the milky spore should occur the first week of August. Bea will update the community boards to announce the treatment dates. Sam will create a notice for homeowners and will distribute to the HOA with help from the Board. Premium will put signs in each yard it treats as they are completed. All notices will remind residents to water their yards after treatment and before mowing the grass.
10. Lake Cervantes: Rachel agreed to contact VDOT and request that they review the recurring pooling of water at the intersection of Maritime Lane and Cervantes Lane.
11. Resale Documents: The Board discussed whether Dropbox is the best storage system for these documents. Sam will get trained on the process by Dan and will then train other Board members.
12. Storage Pod: Sam will contact the resident to inquire about removal of the pod on Modisto.

Meeting adjourned at 8:40 pm.