

LFCA Board meeting minutes – September 12, 2019

Board members present: Sam Packer, Al Brooks, Wes Cox, Susan Hufsmith, Kenny Konietzko, Betsy Lauer, Dave Wilson, Nancy Thompson

1. The meeting was called to order at 7:30pm from Susan's house.
2. The August 8, 2019 Board Minutes were approved with edits.
3. **Premium Contract:** The Board reviewed and unanimously approved the annual lawn care contract with Premium for maintenance of the common areas. The cost increase for 2020-2021 is only \$9/per month, for a total annual expense of \$3,744.00. Premium's proposal for repaving is delayed due to the difficulty in finding qualified sub-contractors.
4. **Trees:** Sam was told that an Ambrosia beetle inspection as this insect is reportedly destroying trees in the county. Dave reported that dead brush at the Modisto Lane entrance will be cleared by Murrays for \$350. While the area is technically in the County right-of-way, the County has not responded to requests for clean-up and the area is unsightly.
5. **ARC Compliance Review:** The Board needs to complete its review of fences and non-attached structures in the neighborhood.
6. **ARC Requests:** Al will ask the owner on Maritime Court to resend his request for a playground structure. Al will also need to review plans for a deck request on Penn Manor Court.
7. **Treasurer's Report:** There are only 6 outstanding dues payments. Tree maintenance invoices were paid last month.
8. **Complaints:** The Board was informed that the County had reviewed the height of the plantings in the front yard of Lot 568 and determined there were no compliance issues. County law only regulates grass height, not flowers.
9. **Disclosure Packet:** Susan discussed the process for providing buyers with HOA documents. The Board concurred with the current process for completing the packet and sending it to the buyer electronically.
10. **Community Picnic:** The Community picnic will be held on September 15, 2019. Sam reviewed the list of items needed for the event. The Board will meet at 1:00pm to set up.

Meeting adjourned at 8:00 pm.