

## LFCA Board meeting minutes – October 8, 2020

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

1. The meeting was called to order at 7:00pm via Zoom.
2. The September 2020 Board Minutes were approved with edits.
3. **Treasurer Report:** Wes distributed the current HOA financial statement and indicated our expenditures to date on trees total \$7,950.00 of the \$8,000 budgeted for 2020. The full invoice for path repair has been paid to Premium.
4. **Dues:** The Board unanimously approved raising the cap on annual dues to \$144, consistent with the LFCA governing documents.
5. **Zoom Contract:** Nancy and Gerhard Trieber reported on the capabilities of the Zoom communications link for our Annual Meeting and future monthly Board meetings. The Board asked that the LFCA contract be switched from a monthly Pro-Plan (\$14.99/month) to an annual Pro-Plan (\$119/year, plus tax), in order to save money. The Board decided that the capacity of the plan (up to 100 participants) was sufficient for the Annual Meeting.
6. **Annual Meeting:** The Board discussed logistics and topics for holding the LFCA Annual Meeting in November via Zoom. The HOA webmaster (Gerhard) will act as host. If the Board has documents (e.g. an election slate) to display, the document should be sent ahead of time to Gerhard. Everyone will start the meeting on mute. Gerhard will unmute the Board, and when it is time for questions, participants can wave their hand to be acknowledged. Questions can also be raised simultaneously in the Chat function on Zoom, which will be part of the Zoom transcript. If we want all participants to vote on an item, the Thumbs Up/Down button can be used to capture responses. Stephanie will send out a postcard with basic meeting information and the community signs will post a meeting reminder. (Betsy will ask Sally to change the signs.) Please send Sam suggestions for Annual Meeting topics in the next two weeks. NOTE: Gerhard will post the final Agenda for the Annual Meeting on the LFCA website, along with the meeting link.
7. **ARC:** Al reported that the deck on Penn Manor received County approval and that the homeowner is waiting for permits. Dave asked if the HOA would clean up the brush pile along the trail behind the corner lot at Cervantes Lane and Maritime. The Board declined because the pile was created by yard waste improperly disposed on HOA property.
8. **Signs on Lawns:** Although our HOA documents generally prohibit signs on homeowner property, except for For Sale/Rent signs, the Board will not enforce this prohibition at this time.
9. **Disclosure Package:** The new owner of the house on Fishermans, which sold without a Disclosure Package, has been notified of the deficiency by the Board. Susan will draft a letter for Board review to go to the Manager of the Long & Foster office which negotiated the sale.
10. **Survey:** The Board needs to review the draft survey on various proposals for changes to the existing Association Covenants, Conditions, and Restrictions. Dave needs comments on his draft by October 31.
11. **Board Meeting:** The November 12 Board meeting will be held via Zoom at 7:30 pm.

Meeting adjourned at 9:00 pm.