

LFCA Board meeting minutes – November 12, 2020

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

1. The meeting was called to order at 7:50pm via Zoom.
1. The October 2020 Board Minutes were approved.
2. **Annual Meeting:** The Board discussed topics related to the upcoming LFCA Annual Meeting on November 17. The meeting will be held via Zoom. Any documents discussed can be displayed on a split screen. Any questions not answered at the meeting can be viewed and answered afterwards, if necessary. Gerhard mentioned he had to change the password (to drop the 2020), but that notice of this change is posted on our website.
3. **Treasurer Report:** Wes distributed a copy of the budget and indicated that the same document would be displayed at next week's meeting.: The Board unanimously approved raising the cap on annual dues to \$144, consistent with the LFCA governing documents.
4. **ARC:** Al reported that a neighbor had complained about the height and overall size of a batting cage installed recently, after ARC approval. In the future ARC will require a drawing of similar structures as the description was not adequate. Al also indicated that he would be sending a description of a new type of solar panel that may be of interest to residents as the technology has improved over time.
5. **Disclosure Package:** Susan has spoken to our attorney Eric Fox about the house on Fishermans, which sold without a Disclosure Package. He indicated that the package was for the protection of the buyer and the HOA had no remedy to seek, as long as dues were paid and there were no compliance issues. Susan will follow up with the homeowner and the sales realtor's office.
6. **Stockade Fence:** Betsy informed the Board that a 6 foot stockade fence had been constructed without approval in the pipe stem off Maritime. Besides the non-conforming height and style of the fence, there is a concern that a portion of the fence may exceed the property's staked boundaries. Dave indicated he would order a plat for the property and Sam will draft a letter to the homeowner. The Board should remind all homeowners of the ARC process for approving fences.
7. **Survey:** The Board needs to review Dave's current draft survey and Betsy's email of October 14 regarding the proposed HOA survey for changes to the existing Association Covenants, Conditions, and Restrictions.
8. **Trees:** Dave reported 2 more trees are coming down soon, at an estimated cost of \$800. As a result, the tree removal costs for 2020 will exceed our annual budget for this expense.
9. **Board Meeting:** The December Board meeting will be held via Zoom at 7:30 pm. (NOTE: The December Board meeting was subsequently canceled.)

Meeting adjourned at 8:50 pm.