

LFCA Board meeting minutes – August 12, 2021

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

1. The meeting was called to order at 7:33pm via zoom.
2. The July 2021 Board Minutes were approved with edits.
3. **Monument Signs:** Wes noted that Sam had submitted an invoice requesting an initial payment of \$367.50 to a company for repair of the 3 wooden signs on the brick monuments at the HOA entrances.
4. **Treasurer's Report:** Wes paid invoices for the monument signs, water bill and Premium grounds contract, as well as the filing fee for the annual DPOR certification. As of today, there are 18 outstanding dues payment, 5 of which include delinquencies for the prior year. Reminder letters were sent this month. The HOA has legal standing to collect unpaid dues at the sale of a home. We successfully collected outstanding dues this way once this year already.
5. **ARC letters:** Al indicated that based on a prior conversation with the HOAs lawyer, he will be preparing a general letter to the neighborhood regarding compliance with the ARC guidelines and the HOA Covenants pertaining to the 4 and 1/2-foot fence height restriction, as well as the need to submit an ARC request for exterior changes. He will work with Sam to draft the letter.
6. **Solar Panels:** Al reported that solar panels had been installed on a house on Fishermans Lane without submission of an ARC review application. He noted that solar panels are not subject to specific restriction in our HOA Covenants, but that a county permit was likely required. Accordingly, our jurisdiction over this installation is unclear. Given the high number of trees in our neighborhood, the ARC does not envision that there will be many more panels installed elsewhere.
7. **Board Vacancy:** The Board approved the request of homeowner Stephanie Geiger to fill the vacancy on our Board and assist in planning social activities and community building.
8. **Resale Packets:** Susan reported that she is notifying a realtor that the home for which a resale packet was requested along Gralnick Place is not part of Lake Forest, but is within the boundary for the Whisperwood community.
9. **Annual Picnic:** The Board discussed concerns for sponsoring the in-person community picnic on September 19, 2021, given the increasing number of local positive Covid cases due to the Delta variant. Our picnic is typically held on a narrow strip of HOA property which would bring people into close proximity without masks while eating. The budget for the annual event (\$400) could be spent on an alternative community event. The Board voted in favor of canceling the picnic: 5 votes to cancel, 1 to go ahead, and 1 abstention. A sub-committee of 4 Board members (Susan, Nancy, Kenny & Stephanie) will review different options, and make recommendations, for an alternative community event. Postcards canceling the picnic and publicizing a new event will need to be sent shortly after Labor Day weekend.
10. Meeting adjourned at 8:20 pm.