

LFCA Board meeting minutes – January 12, 2023

Board members present: Sam Packer, Dave Wilson, Teresa Treiber, Stephanie Geiger, Sarah O'Rourke, Matt Rhodes, Wesley Cox, Nancy Thompson

The meeting was called to order at 7:31pm via Zoom.

1. **Minutes:** The December 2022 Board Minutes were approved with edits.
2. **ARC:** A homeowner requested a pop out extension of a house. Approval was granted.
3. **Community Events:** Stephanie reviewed the draft calendar of Community Events for 2023. The events include Earth Day (4/22), HOA Annual Meeting (6/7), School's Out (6/17), Oktoberfest (9/16), Halloween House contest (10/27), Halloween Parade (10/31), and Holiday Lights (12/15). She presented a spreadsheet with proposed expenses for these events, which included added elements and cost over the 2022 budget. After discussion, the proposed community events budget for 2023 was adjusted to a total of \$8,000.00. Continued discussion and input is expected on this budget line over the next few months, as the Board discusses its Reserves and finalizes its assessment of 2023 budget priorities.
4. **Website Upgrades:** Stephanie sent out a draft of proposed requirements for the new LFCA website. She would like Board input and changes on this document. She and Gerhard asked the Board to try out the new website. The Board discussed the need for a secure storage of confidential Homeowner documents, if possible. Also, the Board expressed a desire to have these materials searchable by street number.
5. **Budget:** Wes reported that a Reserves study will be done after dues are returned. He circulated the 2022 income and expenditures statement via email, which included a revised expenditure total for tree expenses. With the revision, which includes an amended September tree bill, tree expenses for 2022 increased by \$2900, to a total for the year of \$13,600. The 2022 tree budget was only \$8,000. In reviewing the proposed 2023 budget, Wes increased the line items for trees to \$10,500, and increased postage (\$900), office supplies (\$900), and Web site expenses (\$600). He proposed reducing the Legal Fees expense in 2023 to \$500, and eliminating the budget line for an auditor, to support the other administrative cost increases. In reviewing service expenses, Wes proposed increasing the Community Events line by \$1,500 over last year, to a total of \$4,500.00 for 2023. The Board discussed the difference between Wes and Stephanie's proposals for Community Event expenses in 2023. The Board considered various proposals to accommodate a larger Community expense line, including applying reserves later in the year. Sam stated that the Board will only consider the need for dues increase after doing a reserves study, and after further consideration of the costs included in the Community events proposal. Sam asked for a vote on increasing the Community Events line to \$8,000, which would put the proposed 2023 Budget at \$39,915 in expenditures, relative to projected 2023 income of \$34,890. Seven members voted to approve the 2023 budget (with continued discussions), and one voted against the proposal.
6. **Newsletter:** Sam reported that articles are in process for the Winter 2023 Newsletter. The topics include Matt writing about the ARC, Theresa writing about the environment, Sarah on trees and Sam doing a message from the President. Dave wrote his column. Teresa will work on an item on security measures and crime prevention and offered to help Sam in formatting the newsletter. Nancy will look for the template for the 2022 Newsletter. Newsletter is mailed out at the end of February along with the dues statements. Sam asked that draft articles be mailed to the whole Board as completed.
7. **DPOR filing:** Nancy reported that this annual filing was filed with the State Corporation Commission before December 31, 2022.

8. **Volunteer Recognition:** Stephanie asked the Board to recognize the student volunteers who helped clear debris from community areas throughout the neighborhood. The students will receive service hour credits from the high school.

Meeting adjourned at 9:10pm.