

LFCA Board Meeting, 8 Jul 10

1. Members present: Bev Franklin, Dan Kolcun, Sam Packer, Chris Lograsso, Nancy Thompson, Wes Cox, Pete Misuinas. Members absent: Al Brooks, Dave Wilson.
2. Bev welcomed the new members to the board. Tradition has been that all members should have a specific title, but after discussion it was agreed this is unnecessary. Unless a board member has a specific responsibility, they will just be known as “Board Member”.
3. Treasurer’s Report.
 - a. Wes reported the association’s three CDs have matured and he is looking into options for a better interest rate. The bank offered to renew them at 0.05%.
 - b. Wes reported nine dues are still outstanding. He will be sending registered letters as the next step. Wes believes all but one of the nine are owner occupied.
4. Newsletter. The newsletter has been sent out quarterly, but there does not seem to be enough information to sustain that rate. However, it is good for the association to hear from the board members. When a board member has an item of interest for the LFCA as a whole, the board member should post it on the web site. This will take the place of the newsletter, which will no longer be sent out.
5. Grounds committee.
 - a. Contract. There is some question as to whether or not a valid contract is in effect for grounds maintenance. However, payments have been sent in and accepted per a schedule from an agreement document. Dan agreed to stop in at the company offices and determine what document is on file. As the company has done work for several months and we have paid them, the belief is some type of agreement is in place, as the company previously refused to do work without one.
 - b. Watering. A key is needed to turn on the entrance spigot, so this has not been done lately. However, the area looks pretty good, so someone may have been watering the entrance area.
 - c. Bare spot. There is a bare patch of community property ground near Barry Benroth’s house. The desire is to cover the area with mulch. An estimate will be secured.
6. Path. On the path at the end of Octavia, there are some bushes crowding the sidewalk. The landscaper estimate to cut them down is \$300, with stump removal it is \$500. This again raises the issue of how far from the path LFCA responsibility extends. Bev indicated if we do have the bushes removed, it will be necessary to

notify the homeowner. On the question of responsibility for the path leading from the street, this path portion is not maintained unless the homeowner does it.

7. Huntsman Dam. On 22 Sep there will be a meeting about the dam. Bev plans to attend and believes Sally Tomlin will be attending the meeting as well.

8. The next meeting will be 12 Aug. The meeting adjourned at 8:33pm.