

## LFCA meeting minutes – May 12, 2016

Board members present: Dan Kolcun, Chris Bing, Dave Wilson, Kelly DiNenna, Nancy Thompson

1. The meeting was called to order at 7:40 pm from Dan Kolcun's house.
2. The April 2016 minutes were approved with edits.
3. Old Business:
  - Attorney Engagement: Dan will forward additional documents. Attorney is reviewing the items requested by the Board.
  - Website: Board still needs to forward HOA pictures to Dan for posting on website. Also, Should Board meeting minutes be in PDF format to be printable? Or is the existing format which allows search by word, satisfactory? Some cleanup is still needed on the website. (Nancy needs to forward all current, final Board minutes.)
  - Annual Meeting: Wes needs to send card announcing that the meeting will be on June 16 at the Burke Library from 7:30-9:00pm. (Nancy will email Wes the location address.) The three Board members with terms ending in 2016 are: Dan, Kelley & Al. Dan and Bea will put together a draft Agenda. After the Yard Sale, the entrance boards need to be changes to show the Annual Meeting information. (Note: at the July Board meeting the Board needs to review the roles and responsibilities of members to better divide action items and expedite progress to completion. We could, for example, transition the mailing list responsibilities from the Treasurer. Also, we could encourage interested community members to assist the Board in planning social activities.)
  - Audit: Dan will ask Wes to schedule a date for the Audit which we can announce at the Annual Meeting.
  - Path repair: The tree in the cul-du-sac on Paloma Lane (whose roots have destroyed the HOA path to Fishermans) has been taken down by the homeowner. Sam will follow up with them to see if there is a contribution due from the HOA to cover the cost of removal. Sam and Chris will move forward with path repair plan.
  - Fences & Sheds: The Board discussed whether there was adequate time prior to the Annual Meeting to verify all non-conforming lots. It was agreed to postpone this activity until after the meeting to enable the HOA to receive guidance from our attorney on the notification, enforcement and amendment processes.
  - Premium Landscaping: Dave spoke to the manager for our contract with Premium about landscaping at entrances and common areas. Premium acknowledged responsibility for maintaining the trail heads on HOA property when a neighboring homeowner is not able to help with maintenance.
  - Yard Sale: Dan will see that advertising goes out on websites, entrance boards & Craigslist. (Note: post-meeting the Board approved a rain date of 5/28, from 8am-2pm.)
4. New Business:

- Stream Erosion: We received an email request to assess and help repair the bank of a stream behind Lot # 561 which has been eroded due to the continuing rain. The erosion exposed the mooring of the owner's fence. Dave had Premium look at the area and will follow up with the County for further information on the appropriate way to proceed.

Meeting adjourned at 9:06 pm.

Other Pending Action Items:

- Little Free Library
- Curb Numbers
- Milky Spore
- Leaf Collection for HOA