

LFCA Board Meeting Minutes – January 13, 2022

Board members present: Sam Packer, Betsy Lauer, Wes Cox, Stephanie Geiger, Dave Wilson, Susan Hufsmith

1. The meeting was called to order at 7:30 pm via zoom.
2. The December 9, 2021 Board Minutes were approved as written.
3. **Treasurers' Report:** Wes reported December bills as follows: \$1,100 for trees, \$225 for legal fees, and \$39 for Constant Contact. For the calendar year 2021, all expenses were under budget. Wes then reported that for 2022, we have already had one tree bill for \$800. The monthly bill for Premium remains unchanged from last year at \$312/month. Also he received a check from a house closing of \$1,514.25 for back dues and late fees. Wes said that we currently have 8 homeowners with outstanding dues: 1 from 2018, 1 from 2019, 2 from 2020, and 4 from 2021. Two homeowners have paid ahead for 2022.
4. **Community Event Survey:** Stephanie consolidated the Board Members comments about potential events for 2022. After reviewing all comments, the Board decided to proceed with Earth Day (April), Ice Cream Event (end June), Oktoberfest Community Day (September), Halloween Parade (potentially partnering with the Whisperwood Community in October), and a House Decoration Contest (December). It was decided to increase the budget by \$3,000 to cover these events.
5. **Improvement of LFCA Website/Email Messaging/Mailings:** There was discussion about making investments to improve our HOA website. It was agreed to allot a \$300 annual expense for maintaining a SSL certificate for website security. Also agreed was to continue an investment in Constant Contact for email management as a tool to efficiently notify our residents. Stephanie said the annual fee should be approximately \$168. Additionally added to the budget was \$700 for printing and \$800 for postage for the year.
6. **Newsletter:** Susan said that she is currently working on a newsletter draft and has articles from Sam, Betsy, and Dave. Stephanie offered to provide an article on the 2022 community events. Once the articles from the AI, Wes, and Stephanie are received, she will circulate it to the Board Members for their review.
7. **Posting Signage 'No Dumping':** Betsy mentioned a homeowner on Fishermans emailed that someone 'dumped' on HOA common property. It wasn't clear from the email if the dumped items were trash or yard waste. Betsy suggested that the Board consider posting signage on HOA property to warn homeowners of 'No Dumping'. There was discussion on the issue but no final decision was made.
8. **ARC Tracking:** Stephanie suggested that Board develop a tracking document for ARC requests. There was general interest in this proposal as long as the document could be kept updated. Stephanie said she would draft a tracking document to the Board to review and discuss.

Meeting adjourned at 8:25 pm.

