

LFCA Board meeting minutes – July 14, 2022

Board members present: Sam Packer, Wes Cox, Dave Wilson, Sarah O'Rourke, Sharon Karamarkovich, Matt Rhoades, Nancy Thompson, and Ex Officio members: Susan Hufsmith, Al Brooks

1. The meeting was called to order at 7:32pm via Zoom.
2. The May 2022 Board Minutes were approved with edits and the draft Annual Meeting Minutes from June 2022 were accepted with edits, pending approval at the 2023 HOA meeting.
3. **Officer Elections:** the new Board members were introduced, and the various Officer positions and other Board functions were discussed. Sam, Wes, and Nancy will continue as Officers in 2022-2023. Matt will assist on the ARC, Dave will take over Disclosure packets, Sarah will handle Trees, Stephanie will oversee Community events and Sharon will update the sign boards.
4. **Treasurer Report:** Wes reported that the water and Premium landscaping bills were paid. He is compiling a current Homeowner address list. Dave will submit an invoice for the removal of dead trees on common property near 9109 Octavia Court. Wes will submit the forms to complete the annual state registration for the HOA in July.
5. **ARC/ LFCA Complaint:** The Board reviewed the merits of a complaint filed by HOA members, Charles & Delores Buettner, regarding the exterior color change of a neighboring home at 7507 Cervantes Court. Sam summarized the issues in the complaint which involved painting the exterior a deep blue without prior approval of the ARC. A separate issue arose by email regarding the construction of a 6-foot fence at the same property. The fence proposal was submitted to the ARC and an exemption granted for health and safety concerns. The homeowner did not submit an application for the change in paint color. The Buettners joined the discussion at 8:00pm. The Board explained that while paint color is not specified in the Covenants, the ARC does discuss that changes, such as color, should be harmonious with the neighborhood and existing structures. The Board views the blue color as consistent with existing homes. The Buettners stated they do not intend to pursue any legal remedies, but merely desire the Board to consider improving its outreach to new homeowners to alert them to the ARC guidelines and the need to request prior approval before changing the exterior of their properties. Sarah noted that new homeowners don't think the HOA rules are enforced. The Board agreed to develop a Welcome letter for new homeowners that will discuss these issues. Dave will draft the letter for review by the Board.
6. **Trees:** Dave reported that in response to a LFCA email he called Murrays to remove 2 dead trees in the common area near 9109 Octavia Court.
7. **Oktoberfest:** Stephanie submitted a proposal prior to the meeting detailing the costs and plans for the September 16, 2022, Community picnic. The proposal includes submission of a permit request to close a portion of Maritime Lane, as well as a detailed breakdown of the costs to cater the food and rent tables and supplies for this year's event. While time limited the Board's discussion, the members present were concerned about the high costs for the catering and the prospect that a portion of the costs might be passed on to residents. In order to not delay the preparations, the Board will ask for additional comments on the proposal via email, with a follow-up zoom discussion.
8. **August Board meeting:** Sam and Nancy will be absent for the August 11, 2022, Board meeting. If a quorum will be in town, other Board members will need to lead the meeting and take notes. Alternatively, the meeting could be rescheduled to August 4, 2022. Sam will follow-up.

Meeting adjourned at 8:33 pm.