

LFCA Board meeting minutes – November 10, 2022

Board members present: Sam Packer, Dave Wilson, Teresa Treiber, Sharon Karamarkovich, Sarah O'Rourke, Matt Rhoades, Wesley Cox, Nancy Thompson

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

1. The October 2022 Board Minutes were approved.
2. **ARC Report:** Matt reported that 2 proposals for 4.5-foot fences were approved. Also, a request for solar panels was approved.
3. **Halloween Parade:** The Parade costume winners included, in the family category, the Lotts family, and individual winners Max Gerstenberg as the dashing Pirate Jack, and the Headless spook Finley Geiger. The 2 winners of the spookiest house context included, in first place 9015 Maritime Court and in Second place 9104 Fisherman's Lane. Stephanie provided an update reflecting on the success of the parade. She reported: we had a great turn out despite the rain for the Halloween parade. Always lessons learned each year. Drawing in parade viewers seems to be difficult, but the kids and parents that participated really enjoyed themselves. The pizza truck didn't have fantastic foot traffic, but they were happy for the opportunity. She suggests shifting the start time to 5pm would allow more folks to participate as many showed up closer to 4:45pm.
4. **Community Events:** Stephanie will be working on a recruitment campaign to create an events committee that will help to plan and execute 2023 events. When looking at the 2023 Budget we should consider an increase to reflect that this line item went over its budget this year.
5. **Budget:** Wes has been reviewing items for the 2023 Budget proposal. The Board discussed that there is a need to do sign upgrades at the pipestems and curb number maintenance. Wes also proposed to conduct a current reserves study in 2023 after the budget review is complete. The Board agreed to review the proposed 2023 budget at the January 2023 meeting, as Wes will be absent in December.
6. **Security:** The Board briefly discussed a recent day-time break-in at a residence in the community. The police told the homeowner it appeared to be a quick crime of opportunity with only small, easily carried items removed. The recommendation is to remove overgrown bushes obscuring the front door and consider additional security upgrades.
7. **Newsletter:** Sam briefly discussed proposed topics 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. An item on security measures might also be timely.
8. **Resale Packages:** A resale packet is being prepared for a house under contract with a 6-foot fence. The packet will say the fence is not compliant with HOA standards and the fence must be built to the correct height when replaced. A separate note to the seller will say that a HOA survey in 2021, to determine if a significant number of homeowners wanted to consider changes to the architectural covenants, failed due to insufficient interest. The note to the homeowner will also state that they did not submit a request for architectural review before the fence was constructed.
9. **Welcome Letter:** Dave indicated that while the letter for new homeowners (which references the need for ARC approval for exterior changes) has been adopted, the Board has yet to adopt a process for distribution. We should discuss this at our next Board meeting.

Meeting adjourned at 8:00 pm.