



**Board of Directors Meeting
19 February 2019**

MINUTES - approved April 16, 2019

Location: Lacey Fire District Station #34, 8407 Steilacoom Drive SE
Directors present: Chris Sherin, President
Gregg Langer, Vice President
Lee Robbins, Secretary
Beckie Weatherford, Treasurer
Nancy White, Member-at-Large (CC&R)
Judi Denney, Member-at-Large (Events)
Directors absent: None
Called to order: 6:32 pm by Chris

Secretary's Report: Minutes for January 2019 and Annual meetings were approved.

Treasurer's Report:

- 3090 promissory note is sent, awaits response.
- 3035 late fees were reduced, pmt plan has been offered, awaits response.
- 3056 has been sold, LFHA will be paid after closing.
- 3137 has been offered a promissory note, awaits response.
- 2033 - working on a payment plan.
- Discussion regarding sending overdue fines to collection. VF charges differently for collecting fines, and cost to LFHA is uncertain. Beckie and Nan will work on selecting a trial case to send to VF.
- Currently about 40 lots have not paid 2019 dues.
- Internal audit will be undertaken on 25 Feb at Diane Rigby's house.

Architectural Review Committee (ARC) Report:

- No new submissions to report.
- 3137 4-rail fence is not what was submitted and approved: Chris says records are in the hands of the previous LFHA president and will be handed over shortly.

Covenants, Conditions, & Restrictions (CC&R) Report:

- 1001 slowly moving towards compliance on parking and dead tree.
- 1029 claim that the dead MGs in his drive are "grandfathered-in" has been denied; letter is sent and fines have recommenced.
- 3090 no change to the three inop vehicles. Third letter will be sent.
- 2002, 2003, and 2004 are in negotiations to repair their shared fence, which has collapsed. Monitoring their progress.
- 3137 is likely operating an auto-repair business out of their garage and will receive a first letter for that.
- After discussion, firewood along driveway under tarp at 2033 was determined a non-issue.
- Discussion regarding sending inop vehicle complaints to Thurston County for pursuit under their ordinances. This was reaffirmed by all Directors.
- Discussion regarding placing rocks on Harvard islands to prevent illegal parking.

Communication Report: No report.

Events Report: Easter egg-hunt will be handled by Judi with Lorna Stewart advising.

Shoreline Restoration Committee Report:

- Board votes 6-0 to order a survey for the area of Hearing Park in question.
- Survey order signed by Chris. Completion anticipated by next meeting.

Maintenance Report:

- BK Landscaping tree removal contract is completed.
- Board voted 6-0 to approve repair of LFHA chainsaw.
- Discussion regarding disposal of the fallen tree in the water.

Old Business:

- lfha.info website project is complete.
- 3137 will be sent first letter for cars parked in yard.
- 1001: Lee and Beckie will investigate sources for plat map info (greenbelt measurements) that will tend to verify where the property line lies. Large rocks considered as the possible next move.

New Business:

- Member Rick Gersib asked that the Board direct maintenance crews to not mow a certain stretch of the large common area abutting Marvin Road to allow natural propagation of camas. Board voted 6-0 to approve.
- Thurston County Crime Reports for January 2019 discussed.
- Review of ARC guidance: Lee and Beckie joined the ARC. Directors agreed to a special meeting at 2 pm on Sunday, March 3rd for the purpose of reviewing LFHA governing documents. Place TBD, Lee will arrange.
- Communications plan discussion. No central plan for this.
- Hearing Park waterfront strategy will be discussed when survey is complete.
- Lot 2033 fined for stacked firewood in front yard - see CC&R report.
- A letter from Community Association Underwriters of America has arrived with requirements for our continue coverage. Lee will scan and distribute to Directors via email.

Adjourned: 8:20 pm by Chris