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Monthly LFHA Board Meeting

September 17, 2019 Minutes – Approve October 15, 2019

Location: Lacey Fire Station #34, 8407 Steilacoom Road, Lacey, WA

Board Members Present: Gregg Langer, Beckie Weatherford, Nan White

Board Members Absent: Judi Denney, Chris Sherin

Guests: 5

Time Started: 6:30pm

President’s Welcome:

* Special Meeting to start at 7pm for Annual Audit Vote #2

Secretary Report:

* Waive reading of Aug Minutes, approved Aug Minutes? **VOTE** - Approved
* Lacey HOA Academy, Nov 16, at Lacey Community Center
* Return LFHA phone
* 4 drawer file cabinet for storage of LFHA records, lockable **VOTE**- approved to purchase a 4-drawer file cabinet, lockable with keys, for storage of LFHA papers in shed.
* Secretarial Housekeeping:
  + New Contact List for Board Members

Treasurer Report: **See attached reports**

* Annual Audit 2018 – scheduled for Sept 23 – to be hosted by D. Rigby in her home, 4 non-board member volunteers, former treasurer, bookkeeper, possibly current treasurer.
* Debit Card – **VOTE** – approved that LFHA should secure a debit card for the LFHA account to facilitate purchases. President and Treasurer will be signatories on the card.
* LFHA’s Money Market Fund at Timberland Bank (South Sound Bank merged with) is up to 1.75%

ARC: 2 requests since late month’s meeting

* Lot 3122- paint – approved by ARC
* Gregg to follow up with second lot #, also approved for paint

**7:00 PM Meeting paused for Special Meeting at 7pm to tally the Annual Audit Vote #2 ballots. Quorum met (half of the # needed for the #1 vote [287 divided by 2 = 143]).**

* **Votes for CPA audit - 26**
* **Votes for volunteers doing audit - 151.**
* **Ended 7:06 PM**

WRC:

* 2nd gopher inspection Sept 20
* All documents are now in for Waterfront Restoration. Hearing to be held in December.

CC&R:

* Lot 1001
  + Small Claims Courts win, what next? Judgement amount $1278.18, Shantel to send payment notice, due in 30 days. Possibly send to Superior Court or collections.
* Lot 3021 – someone called in, concerned about downed trees and branches in backyard, possible fire hazard, also about not tending to wandering blackberry vines. Checked out on 9/16. Downed trees not visible from street (viewing backyard), some dead branches noted. Letter to be sent concerning the trees/branches and the new paint on the house – no ARC form was submitted prior to painting.
* Lot 3144 – tree roots breaking up driveway. Does he need to submit an ARC form to redo his driveway? No
* Lot 3022 – will be doing painting, roof and gutter repairs over the next few weeks, informing board of this, will be tending to trash, etc. FYI

Communications:

* Website #
  + Would like a second board member to have access – Nan asked that a second person be able to access the website so that it remains updated and available to the community in case Nan is unable to. Both declined.
* Phone
  + New cell phone? Pending
* Social Media sites; Facebook 81, Next Door 420

Events & Welcome:

* Volunteer Appreciation Luncheon – was held Sept 14 at the Underwood’s home. Thank you note to be sent from the board as a whole.
* Welcome packets printed out 15 copies of LFHA documents (including 5 each for the 3 CCR’s) were printed out and given to Welcome Committee. A draft Welcome Letter was emailed. Beckie wants to be sure new homeowners will know to send in their current email for dues/votes, etc.

Maintenance:

* Entrance gate to Hearing Park Broken computerized gate lock broken, still under warranty. Hope to have the park reopen this week.
  + **EMAIL VOTE** – to purchase a computer notebook to handle the gate lock in the future was approved and purchased.
* Monday Morning Work Crew have been tending to the north and west entrances.

Crime Report – from the Thurston County Crime Map online

* Sept 7 – Auto Theft, Creighton Ct Se
* Sept 10 – Suspicious Vehicle – corner of Oxford Dr & Lake Forest Dr SE

Old Business

* Spikes for Hearing Gate fence – do we want to purchase some, plus adhesive? Tabled until Spring
* Dangerous Tree – Cottonwood – follow up, is it down? - unknown
* Trash Service – summer over, discontinue? Or go to once a month service with smaller cans? Discontinue service, possibly restart in May 2020

New Business

* Halloween Decorating Contest
  + Gift Card for winners VOTE – Two $25.00 gift cards from Home Depot for best yard displays approved. Invitation to those at meeting for volunteers to help judge. No one said yes.
* Shantel, bookkeeper, asks that the board be prepared to go line-by-line look of the budget for next year.
* Board should vote soon to increase the annual assessment (aka HOA dues) to increase by 3% for next year.
* House on Lake Forest Dr SE painted blue without LFHA ARC approval request form received. – 3027 – CC&R Committee to send letter
* 8 ft fence installed without LFHA ARC approval request form received. Lot ?
* House on Oxford Loop SE painted without LFHA ARC approval request form received – Lot 2025 – CCR Committee to send letter.

Special Meeting for Annual Audit Vote #2

Time Ended





