

Monthly LFHA Board Meeting

August 20, 2019 Minutes

Location: Hearing Park pavilion

Board Members Present: Chris Sherin, Gregg Langer, Beckie Weatherford, Judi Denney, Nan White

Board Members Absent: 0

Guests: 6

Time Started: 6:30 pm

President’s Welcome

Secretary Report:

* **VOTE** Waive reading of July Minutes, approved July Minutes? Approved
* New LFHA legal representation: Bauer Pittman Snyder Huff Lifetime Legal PLLC

Treasurer Report: **See attached report**

* Volunteer audit hosted by Diane R – update? Beckie asked Diane to set up volunteer audit, no further progress noted.
* E-VOTE, 80 votes case; 72 for the volunteer audit, 6 for professional audit
* No Petty Cash disbursements
* **VOTE -**Lot 3161 requested that fine for late dues be halved – approved (out of sequence vote)
* **VOTE** Lot with late fees requested gate code. Vote 4 yea, 1 nay. Was given gate code.

ARC: All the following approved; Lot 3140 – addition, Lot 3146 – pint, Lot 1059 – patio cover, Lot 2092 – cedar fence. No applications denied.

WRC: Working with Permit Manager, application has been submitted, LFHA had some deficiencies or clarifications needed, work with SCJ Alliance, permits good for 2 years, notice from Dept. of Health concerning our chemical toilet, other routine tests (such as lead and arsenic from the old Tacoma Smelter) is decided by Permit Manager. Gopher inspection was last week. Reported to be mailed. Hearing for final permit with revised site plan – Kathleen will be there when it is scheduled.

CC&R: ` 9 - 1st letters, 4 - 2nd letters. Monitoring a few lots for rv, boats, etc

* Lot 1001
  + Small Claims Court date Sept 4
    - Mediation attempted by LFHA Lot 1001 did not respond to phone calls from Thurston County Dispute Resolution Center (mediation)
  + **VOTE** $250.00 fine for damage to greenbelt – LFHA Board voted to waive fine 4 yea, 1 nay
  + Non-operational vehicle no longer visible
  + “Parking on Grass” area has been graveled
  + Roof area has been cleared
* Lot 3161 – Homeowner in attendance - assumed travel trailer would fit, isn’t a one-day project to move through 10 foot gates (he has 2 gates in fence line), has 2 dogs, recently put in an in-ground sprinkler system in his backyard. Claims to have called LFHA phone with first CC&R letter. Called again with 2nd CC&R letter and received a call back inviting him to the board meeting. Requested an extension until Oct 1 to moved RV into CCR compliance. Agreed to contact LFHA Board if unable to complete moving travel trailer into compliance by Oct 1.
  + **VOTE for extension -** RV parked in driveway –Approved
  + 2nd letter sent with deadline August 17
  + Called LFHA phone

Communications

* Website – more professional look? Contacted Holly H via email to have her look at website for ideas/improvements for a more professional look. Holly emailed that she is busy and would re-contact Nan in early August. No contact yet.
* **VOTE** Phone – approved to go ahead with new phone service, Consumer Cellular, and new phone(s) to allow the LFHA Board to better text and take photos with an estimated start-up cost of about $200. Approved. Beckie to purchase.
  + New cell phone that can text quickly?
* Social Media sites

Events & Welcome

* 2 Events during the last month, no issues or problems noted
* Volunteer Appreciation Luncheon – Judi waiting on Jeff for a workable date, discussing on including all volunteers or just the Monday Morning Work Crew, various dates and work schedules. Gregg volunteered home for get-together.
* Magnetic Business Cards delivered

Maintenance

* Worked greenbelt area behind homes on Lake Forest Dr SE from 8609 moving west. 2 dead trees taken out.
* Lot 3176 has plants growing onto sidewalk on Marquette. Gregg to follow up with talking with homeowner.
* Retention Pond update all 10 retention ponds done
* Entrance gate to Hearing Park

Crime Report – from the Thurston County Crime Map online

* Aug 3 – Malicious Mischief, Harvard Dr.
* Aug 4 – Malicious Mischief (Clear) Lake Forest Dr. SE
* Aug 11 – Narcotics, Dartmouth

Old Business

* Venue to return to Fire Stations #34 for September 17, 2019
  + Meetings in the park next summer? yes
* Ongoing vote for Annual Audit #2
* Spikes for Hearing Gate fence – about $2.00 a foot. Used to prevent fence jumpers from entering the park.

New Business

* **VOTE** Dangerous Tree – Cottonwood approved, to allow homeowner to pay to have someone take down the cottonwood tree that is on community property. Chris/Beckie to contact homeowner.
* Obscured Street light – Marquette resolved, 900 pounds of branches and limbs removed.
* Gopher inspection Aug 14 – Hearing Park no reported problems
* Special Meeting September 17, 2019 – Annual Audit Vote #2
* Homeless gear found in greenbelts growing problem, no one is allowed to sleep/pitch a tent in the greenbelts, dumping is a problem, possibly hire someone to help clear out the greenbelts to make them more open/less inviting to homeless.
* Train Horn exemption – Beckie to contact homeowner who emailed in about train horn. Efforts have been considered before, but not met with success.
* **VOTE** - Reserve Study is yearly. Approved to go ahead with $850.00 fee for Reserve Study.
* Timberland Bank and South Sound Bank have merged. This has brought some concerns for the LFHA banking issues including Money Market Reserve Fund. Beckie to meet with bank officials to sort out concerns. May look into other bank Money Markets with better return rates.
* Judi will be absent for September meeting
* **VOTE**– to reimburse Nan $342.14 for secretarial and CC&R supplies, receipts turned in. Approved.

Time Ended 7:50 pm



