

LCAHA Board Meeting Minutes

September 28, 2021

Attendance:

President: Dianne Christensen
Vice President: K.R. Scott

Board Members:

TJ Maloy
Kelly DeLora
David Griffin

Officers:

Treasurer: Mary Cockburn
Secretary: Jessica Shelby

Location:

Comfort Inn & Suites

Dianne Called the meeting to order at 6:38pm.

Dianne started the meeting off with David Nee, Road Committee Chair, on the phone talking about the Lomas Drive hill for the Timberline Grading Services. Mike Rariden scheduled Randy Chavez from Timberline Grading Services to spread out 2 loads of base course. David requested from the Board for Randy to do a little more work to make the conditions better to last longer and also use him for several other road needs while he was out in our area.

Dianne made a motion to approve Timberline's quote for \$1190 and to give David Nee an additional \$2500 not to exceed a total of \$3,700 to complete repairs to Lomas Dr, Arbolato Ct, and any other roads that need immediate repair. K.R. seconded it, there was no discussion, motion passed.

TJ suggested they make an appt with Randy at a later time to discuss the bar ditches and what it would take to clean out all the silt that has accumulated over time.

Treasurer Report:

1. We have not yet gotten the signatures changed. Working on getting a time for everyone to do this.
2. Francis is getting in touch with different accounting firms to see if they do audits and get a price. Should have something on this in the next week.
3. Statements for the 2nd half of the 2021 HOA dues have been printed. (First time in the new system so it took MUCH longer. Had to work out bugs with it.)
4. Total amount to be collected for dues (includes liens and any late fees): \$31,321.60
5. Most likely we will collect in the next few months \$23,952.20. There are 2 liens which are being paid on monthly totaling \$4,583.61 so that full amount will not be collected. Then there are 2 lots, Lot 12 and Lot 69 that just haven't paid for the past year. Lot 30 has not either but is back on the market and the title company and Listing Broker have the amount owed. So we will get that one once it is sold.
6. Current balance in the checking account is: \$52,598.13

7. We paid Fat Cow for the web domain for the next 3 years and for Fat Cow to be our host.
8. The P.O. Box doubled to \$166.66 for the next year.

Vice President Report:

TJ is getting the wood chipper on the Friday and return first thing Monday morning. The woodchipper is 12" for \$325 for a 1 day use plus tax and deposit. (Refund at turn in.)

K.R. is coordinating community clean up day and organizing the tree pick up schedule to give to TJ and the team.

K.R. made a motion to move mowing and snow removal to the Roads committee. Kelly seconded the motion. No discussion and the motion passed.
motion passed.

President Report:

New website development: Kelly Delora showed the new proposed website. The Board agreed we will run both websites for a time (since Fat Cow has been paid) to make sure the new one is fully operational and all bugs worked out. Jay Judge has possibly developed a Facebook page. Dianne is contacting him for more info.

Chip Seal update: The initial re-do on the chip seal was done but parts need to be done over. The contractor agreed to scrape it off and redo it.

The Open Space Easy Access Gates: The estimate came in and it is about \$7000. Dianne received clarification that the donor will fabricate the gates and donate them. Robin Barela wanted next steps. Dianne provided the following options to her: 1. Create a team and actively fund raise for this project as the Board cannot use funds for it. 2. Create a team and seek volunteers to do the work. 3. Get more bids to see if there are less expensive options. 4. Let it go as the expense is great. The Board agreed to wait until the donor is able to fabricate the gates and then take another look at the project with Robyn.

Front Gate Committee: The committee met and are getting updated bids from More Than Gates, Scott's Fencing, and a third bid from Amazing Gates. With the budget of \$20,000-\$25,000 designated in the vote in June, they are looking for a simple, low maintenance system that hopefully, will not require an increase in HOA fees to support, which more sophisticated systems would require such as a monthly cell plan and fees for the systems. Once these bids are in and the amount known for the gate, they will look at all the other expenses such as electrical, permits, dirt work, a structure for the gate to tie into etc. The Board will not go over the designated amount without further input from the community.

The Halloween Hayride: The hayride will happen on the 30th of October. Planners are looking for drivers and trailers. The Board will contact Walking in Circles ranch for the straw bales. Kelly made a motion to donate \$50 donation to the ranch in appreciation and David seconded the motion. No discussion and the motion passed.

Next meeting TBA based on need to meet. The Board is required to meet quarterly and has met monthly thus far.

Meeting adjourned at 7:55pm