

July 1, 2020

## LCAHA: Special Board Meeting

Meeting brought to order by Shannon Siewert (President and Board Member) at 7:08pm via telephone conference. Present were Mary Cockburn (Treasurer and Board), Mike Rariden (Board and Road Committee) and Joan McMorrان (Secretary and Board).

Mary presented the latest update regarding the lawsuit to recoup the overdue HOA dues owed by Lot 12 Homeowner. Our Lawyer has received a check from the Homeowner in the amount of \$12,599.31 (\$12,309.11 overdue dues + \$290.20 interest). This year's HOA dues and Attorney fees are pending. A new statement for the Jan-June HOA dues will be sent to the homeowner once the check has cleared. The Board also discussed what to accept from the Lot 12 homeowner for the attorney fees and other fees. It was noted that as an HOA our first legal counsel Jay Goodman & Associates had charged us more than what was considered reasonable. Per the Judgement it states "reasonable" legal fees are to be paid. It was determined if the homeowner paid at least half of these fees the Board would accept this. (Per our current attorney we should ask for \$4,000 back from Jay Goodman & Associates as we were overcharged by that much. This would have made the amount we should have be charged a little over \$2,000 so accepting half of the \$6,078.36 would be acceptable).

- Item: HOA Website. A discussion ensued regarding the signed contract and the importance of having a copy on file with the Secretary and Treasurer. Board also discussed getting the contact information of the webmaster we are under contract with. Shannon agreed to get a copy of the contract and the contact information. Mary wanted to

know when the website will be ready for the Board to use. When Board can start uploading documents and updating information.

- Item: Approve amended Bylaws. Shannon motioned to approve and agreement by Mary C, Mike R and Joan M.
- Item: Equestrian Trail entrance. Mike will present the South Equestrian Trail Improvement Protect/State Land Access at the Annual Meeting . Mike motioned to approve the current configuration and no further discussion would take place until the Annual Meeting, seconded by Mary.
- Shannon asked Mike if he could do the mowing before the July 4<sup>th</sup> holiday, Mike agreed and will mow this week.
- Motion to end tonight's meeting by Mary and seconded by Mike.

Meeting adjourned at 8:20pm.