



Board Meeting – May 2017

Wednesday, May 10th, 2017

The April meeting was held at the Firehouse. In attendance were Trustees Rene Tornare; John Ott, Bruce Anderson and Jon Visnic. Trustee Tim Vogel was unable to attend. Also present was Manager Keith Edquist.

Meeting topics: ACA Radford property review of status. Updates on covenant committee, pumphouse project, current water system leak, pumphouse internet connection, reserve status, budget preparation for 2017-2018 fiscal year.

Approval of Minutes—the Board approved the minutes of the March 8th meeting without changes. These will be posted to the website.

Public Comment-None

ACA- Keith gave an update on neighbor comment regarding the Radford addition. Owner Gloz has been mailed the plans, owner Hoyt has responded via the common property manager he and Radford share. They will be working out plantings of pines to screen the addition from the Hoyt property through Radford's architect and the ACA.

Updates- Manager Edquist updated the Board on some current covenant violations and the status of the meetings of the covenant committee. There are some new non-compliance matters which management was asked to address with these owners. The covenant committee has not met frequently or with full participation of its members. Edquist felt in view of this that consideration of covenant changes should not be a part of this year's annual meeting agenda.

In regard to the current leak on the water system, owner Harris will be conducting leak testing on the system later this month if the cause of the leak is not found. Keith said last year's landscaper had been retained for the mowing, irrigation and roadside cutting work, and the maintenance of the playground in a clean condition. Keith noted that a new vendor will need to be engaged for weed control in the common space and for the road rights of way. He will work on vendor selection for spraying in June.

Also discussed was the location of the dish for connection of the pumphouse equipment to the internet. Trustees Anderson and Vogel met with owner Burke in this regard since the last Board meeting. Bruce reported that a determination was made that the dish could be moved to the location requested by the Burkes. In regard to this, there was a motion, seconded and passed without dissent, to have the costs of moving the dish to the Burke's desired location borne by them, and further, should the dish not be able to connect to the internet from that location, the cost of relocating the dish back to a workable location will also be theirs. Management was directed to write a letter containing a written agreement to this effect, for the Burkes to sign. Were Rise Broadband to determine that this move to the new location will not work, then LECVHOA would bear the cost of a more permanent mount in its present location.



Financials-Trustee Anderson provided a verbal report on assessments collected, including those for a home in arrears but presently for sale. There were no other significant issues mentioned in respect of assessments. Bruce said trash vendor Waste Management had contacted him and offered a 5 year contract at their current pricing. There followed a motion to accept this proposal, seconded and passed without dissent.

In regard to the budget, there is a suggested 3 percent increase for each year, subject to Board approval in formulating the budget. Bruce feels this is necessary, given the pumphouse project this year, and said he hoped to dedicate all of the assessment increase to the reserve account. The Trustees present were in agreement, and Anderson is to formulate a budget within this framework for approval at the next Board meeting in May, following which the mailing to owners should go out immediately. Financial information regarding 2016-2017 expense, and proposed 2017-2018 budget should be available to the Trustees prior to the May meeting.

Edquist said the Reserve Study should be updated in respect of the expense of both the road work done last year and the pumphouse improvements made this year. He will attempt to use the software tools provided to update the study. This is an important tool, and should be made current in advance of the annual meeting and made available to owners prior to the end of May.

Next meeting– the next meeting date is May 10th, 2017.

There being no further business to come before the Board, the meeting was adjourned

Respectfully submitted,

Keith M. Edquist, Association Manager

Bruce Anderson, LECVHOA President