

BOARD MEETING MINUTES

FEBRUARY 13, 2023

CALL TO ORDER:

John Beatty called the meeting to order at 6:29PM. Board members Amy White-Flores, Patrick Webber, Suzanne Smith, Dava King, and Perry Kotsinadelis were present as well as 4 guests.

GUEST SPEAKER:

Ron Garney with New Generation Home Pro. Ron explained how cameras could target only common areas of the parks and not impede on private properties of homeowners.

MINUTES:

The board voted to waive the reading of the January 2023 financials and approved as written.

FINANCIALS:

Dava King reviewed the bank balances as of 1/31/2023 and discussed the monthly expenses which were routine. The AR Aging report was reviewed regarding annual fees billed and how many are paid/unpaid.

EXECUTIVE SESSION RESULTS:

None held this month.

BUSINESS

Lakes – Perry Kotsinadelis advised the lakes were still in good condition during the winter months. Aqua Tek is up for contract renewal to maintain the lakes. The renewal rate will be \$1450 total per year.

VOTE: Motion was made to approve the contract with Aqua Tek for lake maintenance, all in favor and the motion was carried.

Parks - Matt Francis contractor with Mid-South is requesting to pay the Association \$125.00 for dock usage for 2 weeks. Matt is a contractor with Mid-South that is needing to lower the powerlines by McDonald's. Matt needs to have dock access from 8am-4pm for about two weeks. He will need boat access for installation under the bridge.

VOTE via email: Motion was made to approve Mid South's request for dock access, Amy Flores, Dava King, Perry Kotsinadelis, and Suzanne Smith in favor and the motion was carried.

Lawn Maintenance - Bid was received from TDE Services for mowing and landscape maintenance. \$18,000 per year for 42 visits.

VOTE: Motion was made to approve the contract with TDE Services, LLC for lawn maintenance, all in favor and the motion was carried. Amanda Mason will be advised to give 30 day notice to current lawn company to cancel service.

Security – Members of the board attended a demo of the camera security system New Generation Home Pro is offering. The members were very impressed with the effectiveness of the system and felt it will be essential in preventing vandalism in LCF parks. There are concerns from IMC regarding privacy issues. These issues were discussed between John Beatty and LCF attorney. The attorney states if cameras are only directed at community areas moving forward with the security system should be fine. Ron Garney confirmed cameras can easily be adjusted to specific cones of an area protecting homeowners' privacy.

VOTE: Motion was made to approve the contract with New Generation Home Pro, all in favor and the motion was carried.

Deed Restrictions- Joh Beatty advised the board's revisions and notes have been finalized and are under review with the attorney.

ACHITECTURAL CONTROL COMMITTEE:

There has been a downturn in new builds in LCF and no new applications have been presented for approval. Wayne Bulla has been closely monitoring ongoing building projects in the subdivision.

BUILDING COMMITTEE:

Dava King advised we have 1 public rental upcoming for April 1, 2023.

TOWING COMMITTEE:

Patrick Webber advised towing has resumed. No tows in the last month. Current stucked can be obtained by contacting IMC and requesting they be mailed or picked up in person.

ACTIVITIES COMMITTEE:

Amy White-Flores has arranged the Craft & Critters event for March 25th and a community Eater event will be included. Community garage sale - TBD

NEW BUSINESS:

Not currently.

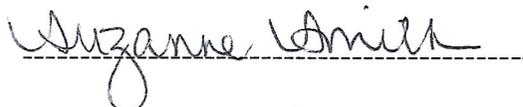
OPEN SESSION:

John Beatty opened the discussion to the floor for comments. One property owner reported two (2) areas regarding suspected seeping raw sewage on Navajo near Osage around (two) 2 homes recently built by Starter Homes and the area around 411 Sioux and 416-ish Columbia River Rd. Wayne Bulla agreed to investigate and give us an update. Another homeowner expressed concern about people catching bait fish in a cast net at LCF lakes. He has called the game warden, but there is nothing they can do. The board discussed the possibility of adding a restriction to the deed restrictions regarding this.

ADJOURN: The meeting was adjourned at 7:30PM. Next meeting on March 13, 2023.



John Beatty, President



Suzanne Smith, Secretary

