

# LPPO Association Annual Meeting Minutes

7/9/2016

Verification of a quorum – 39.5 received; 34.5 of these are valid 28.2 required. A quorum has been achieved.

The meeting was called to order at 1:16 PM

**Attendance:** Board President Tom Clutinger, Vice President Jon Ickes, Board Member Jonathan Westlund, Secretary-Treasurer Doug Scott, Property Owners John Oxley, Dan and Susan Bates, Linda Logan and Anna Westlund.

Jonathan Westlund made a motion to **accept the 2015 Annual Meeting Minutes** as published. The motion was seconded by Jon Ickes and passed Unanimously.

**President's Report** – The Board was very active this year with nine board meetings. Thanks to Buddy Floyd for his many years of service to the Board. He is retiring from participation. We will review the quality of road work this year using 'before and after' photos. Thanks also to Sean McCormack for his years of quality snow plowing service. The Board has spoken with a contractor, Kurt Waldo, who is interested in plowing this year, and Jonathan Westlund is working to get a contract put together.

The Board and Fire Safety Committee has been working on our Community WildFire Protection Plan (CWPP). This is a large undertaking. Tom passed out packets and reviewed them and pointed out that the effort is being supported by a large team. We are nearing completion of the document which should be finished sometime this year with their help. Our goal to create an actionable plan to improve our fire safety for our area. Accessible ingress and egress is one item that we need to work on. We solicit information from owners that we can put into the report. Fire truck turnarounds are needed Our first project will be to create a shaded fuel break along the road. Creating a turnaround on Buddy Floyd's property is another effort to be taken.

We have an action list to finish the CWPP – It involves what we have already done and plans for future mitigation. This is the third year that we have fought the Bark Beetles with pheromone packets. This year, we had 36 lots treated with them. Slash removal and burning using an air curtain burner are Right Of Way Mitigation project has 39 owners who have responded with permission for the Board to have mitigation performed on the front parts of their properties or do their own mitigation. We will hire a contractor for much of the work. The Wildland Urban Interface (WUI) covers an area around our property. This will be part of our CWPP. In addition to the Kickstarter Grant, we may be able to get extra funds to mitigate areas in the WUI from the state, but those funds have been cut recently. An evacuation plan needs to be in place for all owners.

Owners are encouraged to get involved in learning about and taking steps in mitigation efforts.

## **Treasurer's Report**

Doug Scott presented the Profit and Loss statement with an explanation page showing the details of why the report shows a large amount of net income. (The Profit and Loss statement and explanation will be included in this report).

## **Committee Reports**

Covenants had no information to report. There are no homes currently planned to be built.

Road Committee – This year's maintenance is almost finished.

Fire Safety – Covered by Tom Clutinger's remarks in the President's Report.

## **Elections**

Election of Directors for 2016-18 (The first two-year term as passed in 2015). Following the Proxy count by Dan and Susan Bates (Thanks folks!) the elected Board Members are as follows:

LPPO Association Board of Directors – Tom Clutinger, Jon Ickes, Jonathan Westlund, Jim Melot and John Oxley.

LPPO representatives elected to the LPDRA (Road Association) Board are Doug Scott, Tom Clutinger, Buddy Floyd and Keith Brant. This is also a 2-year term.

**Road Maintenance and Snow Plowing** discussion covered the work that is being finished and concerns that there are some places where the road is not crowned, and water has been seen standing on some of these roads (not a lot of places, however).

## **Open discussion and feedback from owners to the Board**

Jon Ickes – mosquito control could be improved by spraying. Jon will check into this possibility. Lot 47 also has a pool.

Jon also brought up considering changing covenants to allow chickens, ducks and other poultry on LPPO properties.

John Oxley – Board has done a good job of maintaining roads for not too much money. John indicated that we should not plan to increase road expenses unless most of the owners want to spend more.

Linda Logan would like to improve the bridge to two lanes. (LPDRA issue). Linda says that if we were to build it today, it would require two lanes.

Doug Scott mentioned that we can recommend to LPDRA to improve the bridge railings as will be recommendations from the bridge inspector. Jon Ickes reported that there can be some improvements to the bridge structure to make it wider, and that he and Jonathan Westlund will try to develop some ideas for this.

Jonathan suggested that we could use concrete or asphalt to make a dip that would drain the water from the bridge approaches.

Motion to adjourn was made by Jon Ickes, seconded by Jonathan Westlund and approved unanimously at 2:54 PM.