

LPPO BOARD MEETING # 1 MINUTES

7/20/2015

A quorum was established with all five Board Members present (Tom Clutinger, Jon Ickes, Buddy Floyd, Jonathan Westlund and Jim Melot, along with Secretary-Treasurer Doug Scott.

The meeting was called to order at 6:03 PM.

The first order of business was the election of officers.

Tom Clutinger nominated Doug Scott to continue as Secretary-Treasurer. The motion was seconded by Buddy Floyd, and passed 5-0.

Jim Melot nominated Tom Clutinger for President, seconded by Jon Ickes. The motion passed 5-0.

Tom Clutinger nominated Jon Ickes for Vice President, seconded by Jonathan Westlund. The motion passed 5-0.

A Budget work session was held. Doug Scott presented a spreadsheet that showed the 2014-15 budget, actuals for that fiscal year and projections for 2015-16. Many items were discussed.

One was related to snow plowing accounting. It was decided by Board consensus to no longer take a portion of the annual dues and pay the LPDRA 30% surcharge for their vacant lots. The Board is considering requiring all property owners to participate in the cost of snow plowing. The Treasurer will provide the Board with data to consider at a future meeting.

A second issue that the Board decided was to use part of the assessment for CWPP projects that are anticipated to take place next spring.

Following the discussion of the budget, Jon Ickes made a motion, seconded by Jonathan Westlund to keep the assessment the same as last year (\$535.00). It passed 5-0.

A request had been made by the owners of Lots 69 and 71, who had jointly purchased Lot 70 and have been in the process of consolidation for some time. The county has not finished the process. Under normal circumstances, their consolidation would have been approved months ago. Because of this, they asked to be granted the option to have their properties considered as being consolidated so they can pay one fee and receive one vote for their consolidated lots. (This option was available to property owners who had already

consolidated their properties prior to the new By-Laws change that was approved at the Annual Meeting).

The other option was for consolidated lot owners to pay a fee for their portion of the consolidation and receive an additional proportional vote – for example if an owner has consolidated a one acre property with a half acre, and paid a full fee for the one acre parcel and a half fee for the half acre parcel, the owner would also get one and a half votes.

A motion was made by Jonathan Westlund and seconded by Jim Melot to approve the request to receive one vote and pay one fee for the annual assessment for these two consolidations. It passed 5-0.

The next item of business was setting a meeting date for owners to have an opportunity to review the budget before the Board votes on accepting it. The budget should be adopted at this meeting which will be held on Wednesday, July 29th at 6 PM at the home of Tom Clutinger at 79 Ponderosa Way.

Other agenda items for this meeting will be a review of the Covenants recommendations from our attorney, and the appointment of committees for this fiscal year.

The Board discussed whether or not to attempt to get a kickstarter grant that would be a step toward getting our Community Wildfire Protection Plan (CWPP) completed. The Board decided that there was too much work to do and not enough time to do it to apply for the grant this fall. Another one is expected to be offered in the spring, and the Fire Safety Committee can meet to prepare for applying this grant then.

The Board briefly reviewed some of the attorney's recommendations regarding the Covenants. Members decided to study these and be ready to discuss each point that has a recommended change at the next meeting.

Road maintenance timing has been an issue the past couple of years, and there were recommendations made to the Road Committee to consider getting bids for road work next summer. Tom Clutinger stated that the road work was also late last year. This year, the amount of rain was a major cause of the delay.

The meeting was adjourned at 7:52 PM.

Respectfully submitted,
Doug Scott, Secretary