

LPPO ASSOCIATION BOARD MEETING #7 MINUTES  
4/28/2016

A quorum was established with all five Board Members present (Tom Clutinger, Buddy Floyd, Jim Melot, Jon Ickes and Jonathan Westlund). Also present were Secretary-Treasurer Doug Scott and property owners John Oxley, Dan Bates and Stephen Winterstein. The meeting was called to order at 6:03 PM.

Tom Clutinger reviewed the agenda. The first topic was Bark Beetle packets for Douglas Fir trees. Tom has ordered 1000 packets, there are also 150 sealed packets left over from 2015 that were not sold, giving us a useable total of 1150 for this year. An email will be sent to the membership offering them for sale on a first come first served basis. Doug Scott will be distributing and collecting for the sale of the packets this year. As was the case last year, volunteers will be needed to place packets on trees on some properties for owners who will not be here when the packets arrive. They are due very soon.

Snow plowing was the next agenda item, and Jonathan Westlund reported that he had talked to a contractor he knows who is willing and interested in doing our plowing this year. The Road Committee plus Jonathan met with Kurt Waldo to go over the plowing situation. The feeling among all present was that Kurt's company has the equipment and capability to perform our plowing. He will give us an estimate of machine time and projected cost for doing a single plowing of the road, so that we can compare his cost structure to how we were charged in the past.

Road maintenance was mentioned by Kurt at the end of the snow plowing discussion, indicating that he is also interested in bidding for our road maintenance in 2017 when bids are opened. He pointed out that his company has done several other subdivisions. The Board and members discussed this year's road maintenance plans and reiterated that we should take 'before and after' photos or a video. However, no one has committed to doing this task. The "before" photos need to be taken soon, as June is the planned road maintenance month. The Board will work together to make sure this important task is accomplished.

Doug Scott reviewed plans for mailing the Annual Meeting Notice to all owners. It includes elections for two-year terms for both the LPPO and LPDRA Boards of Directors. Doug sent a letter to all owners who have email addresses to give any owner an opportunity to have a name on the ballot to serve on the Board. The deadline has passed for responding to that email, and the following people have indicated that they will run for the Board: Tom Clutinger, Jim Melot, Jonathan Westlund, and Jon Ickes. Buddy Floyd has decided to retire from the Board. John Oxley indicated he would be willing to serve, but he pointed out that he will not be here in the winters from now on. He said that he would be dedicated to respond to meetings via phone, since we have a conference phone that will allow him to hear the discussions.

Tom Clutinger and Doug Scott drafted a letter that needed to be approved by the Board to be sent to the owners with the Annual Meeting Notice. Copies were distributed to those present to review. The plan the Association is considering is to create a "Shaded Fuel Break" along the Right of Way. The ROW is 60 feet wide, but the Fire Safety Committee and the Board would like to extend it to approximately 100 feet in width. This would necessitate receiving owners' permission to do extend mitigation approximately 20 to 30 feet onto some properties. Several properties along the road do not need mitigation. The letter asks for permission of owners to allow this to be done if it is needed. The letter will explain more details. After discussion of the process described in the letter, a motion was made by Jim Melot, seconded by Jon Ickes and voted on to approve including the letter with the Annual Meeting Notice so that every owner can respond. The motion passed 5-0.

Under new Business, Jonathan Westlund brought up the question of the restriction of certain animals being allowed to be raised on our properties. The Covenants has a list of these animals and conditions. Doug Scott pointed out that in order to effect a change to the Covenants, it requires a special mailing of ballots to all owners via first class mail and a favorable vote of 67% of all owners. The Board agreed to make this issue an agenda item for further discussion at our next meeting providing the Board some time to further research the issue.

The meeting adjourned at 7:03 PM.

Respectfully submitted,

Doug Scott, Secretary-Treasurer