

LPPO Association

Board Meeting Minutes – 1/9/2020

The LPPO Association Board of Directors held a Board Meeting on the above date to discuss several items of importance.

A quorum was verified with all Board Members in attendance (Tom Clutinger, Jon Ickes, and Sean McCormack present in person, and John Oxley on the speaker phone). Also in attendance were Treasurer Doug Scott and property owner members Hans Van Der Leden, Keith Brant, Terri Farmer and Screven Farmer.

The meeting was called to order at 6: 04 PM by President Tom Clutinger.

The minutes of the previous meeting were approved as published.

Doug Scott presented the Treasurer's report which was updated to the current date. The current net assets are \$32,753.47 with no outstanding unpaid bills.

Covenants Committee

John Oxley attempted to draft a rewrite of new Covenants, but he indicated that he was unsuccessful. When they are rewritten, the Board will need to be review, discuss and present to the membership for approval,. Tom Clutinger mentioned that the current Covenants have some contradictions and ambiguities that will need to be corrected. Tom volunteered to contact Paul Kosnik concerning the potential changes to the Covenants.

Road Committee

The Bridge repair, while a responsibility of LPDRA, is also important to LPPO. There are some actions by LPDRA and LPPO that need to take place before the repair work can be started. The first is removal of wood structures beneath the bridge. The water in Little Cascade Creek should be quite low starting in April, and the plan is to remove this wood during the first week in May. Four or more people will be needed to do this work. A ramp will need to be built to provide access for workers. The Stahoviches have offered their property near the bridge for staging of materials.

Fire Safety Committee

Update on CWPP progress. John Oxley reported that there has been some progress from the Wildfire Adapted Partnership. The items the LPPO needed to address have been taken care of. We will need to follow up with WAP to get them to finalize the approval.

Winter Safety Committee (a joint committee made up of LPPO and LPDRA members).

There was a long open discussion on this subject. Some of the key points were that the Committee needs to make a list of all items brought up in the last committee meeting that will be sent to all owners in LPPO and LPDRA for feedback on which actions should be taken. Suggestions were made that signage should be improved and relocated closer to the front entrance as well as

at the bridge. It was brought up that the bear warning sign should be up during the summer months and the winter warning sign up for the winter. The amount of information on the signs needs to be reconsidered as well as the sign sizes. Suggested winter sign wording should include that driving on our roads “requires vehicles equipped with 4-Wheel drive or All Wheel Drive with good snow tires or chains.”

Tom Clutinger mentioned that signage should call out a warning that in winter we have snow-covered or icy roads, curves and steep grades. Doug Scott pointed out that wording should be approved by our attorney to ensure that we have wording that protects the association from legal challenges. (If we are admitting that we have a hazardous condition, we could be open to legal action). Tom will bring this up to our attorney.

Old Business

Update of potential to sell lots on Aspen Circle

The party interested in purchasing some or all of the LPPO owned lots (2 through 4) decided not to purchase them due to cost estimates to build a driveway to the area they planned to build.

The surveyor hired to survey lots 3 and 4 thought that he was also supposed to survey Lot 2. He realized his mistake, and he offered to LPPO to finish the survey of that lot for \$250.00. After some discussion, Sean McCormack made a motion to accept the offer to finish the survey, and it was seconded by Jon Ickes. The motion passed unanimously.

Sean McCormack mentioned that the best building site on these three lots is on Lot 2.

Revisit discussion of Pros and Cons of changing LPPO from a HOA to a Road Association

Hans Van Der Leden pointed out that he is opposed to this change because it would mean that there would no longer be any authority to establish size or appearance or what can be stored on the property. He cited the eyesore in LPDRA that we all have to drive past as an example. Several others mentioned that they concurred with Hans.

New Business

Transition plan to replace roles and responsibilities of Doug Scott, who after 15 years has decided he needed to retire and has resigned.

(Doug provided a list of activities he has been handling (in addition to Treasurer duties, and made suggestions for the future)

One recommendation was that the Board needs to consider hiring a management company to handle many of the things that the Board does not have personnel available to take care of properly.

Tom Clutinger stated that he believed that hiring a manager appears to be the best way to handle many of the things on Doug's list.

The Board needs a Treasurer to replace Doug and someone to fill the Secretary position. Sean suggested that Keith Brant, being a finance person might take on the Treasurer duties.

Sean also asked Terri Farmer if she would consider becoming Secretary, and that she also would become a Board Member who would replace Doug. .

After some questions about the duties, Terri agreed to serve, and John Oxley made a motion, seconded by Sean McCormack, to add Terri to the Board. The motion passed unanimously.

Then a motion was made and seconded to appoint Keith as Treasurer. This motion passed unanimously. Sean asked Keith to run for the Board at the next Annual Meeting.

A motion to adjourn prevailed at 7:50 PM.