

LPPO ASSOCIATION

Annual Meeting: July 11, 2020

The LPPO annual meeting was held to update and educate homeowners and to discuss the annual budget.

A quorum was verified.

The meeting was called to order at 2:41 p.m.

Board members present included Tom Clutinger, Keith Brant, John Ickes, Terri Farmer, Sean McCormack. Homeowners present included Doug Scott, Melissa McGaughey, Matt McGaughey, John Oxley, Linda Logan, Hans Van Der Leden, and Ron Huijsman.

President Tom Clutinger presented the annual president's report for fiscal year 2019-2020. The report is attached. He highlighted the successes of the year including the bridge repairs and the approval of the community wildfire protection plan (CWPP). Tom thanked many neighbors for their time, efforts, and volunteer work including Sean McCormack, Hans Van Der Leden, Jeff Dinger, Dan Heintzman, Keith Brandt, Doug Scott, and Ron Huijsman. John Oxley, especially, was commended for his physical work on the project, which combined with the other volunteer efforts, saved the community over \$9000.

The CWPP was approved. The Lake Purgatory Community officially includes Beaver Circle, Lake of the Pines, and other nearby neighborhoods but LPPO took the lead on writing the document, especially John Oxley and Tom Clutinger. The next step will be applying to become a Firewise USA Community. Tom discussed a local Firewise Community, Falls Creek Ranch, and the impact of the 416 fire in 2018. Their considerable mitigation efforts before the fire, including an evacuation and fire response plan, resulted in no deaths and no structure loss. Benefits of the CWPP, such as the chipper rebate programs, decreased fire insurance rates and increased grant money, were discussed.

Tom shared his parting thoughts on his service over nine years and that of other members of the board. The outgoing board will be available as resources to the new board.

Treasurer Keith Brant relayed his report. He thanked Doug for tremendous amount of work on budget. The profit/loss statement is continuing under review. It was felt that the board came in under budget this year. Other budget discussion included LPPO properties #2, #3 and #4, which are not sold yet. Linda Logan suggested keeping lots 2 and 4 on the market and saving lot 3 for the neighborhood itself as creek access. The dumpster was discussed. Not all LPPO members subscribed to the dumpster, but all members of the neighborhood benefit. The dumpster corral is still under discussion. The current proposal includes a wood or chain-link fence behind the dumpster. Aaron Cooklin reported that Columbine Ranch sent an e-mail regarding the corral stating that the Columbine Ranch attorney will formulate a response to recent discussions.

Regarding the Covenants Committee, the covenants and bylaws are ready for review and re-drafting. Attorney Paul Kosnik's recommendations are a starting point for the new board.

The ballots were tabulated with the results as follows: New members of the LPPO Board include Sean McCormack, Terri Farmer, John Ickes, Jill Haviland, and Keith Brant. LPPO representatives to the LPDRA Board include Sean McCormack, Terri Farmer, Jill Haviland, and Keith Brant. The vote on the rental bans is as follows: Question 1. Banning year-around rentals was overwhelmingly opposed. Question 2. Banning rentals between November 1st and March 31st was overwhelmingly opposed. The new board will schedule a time to meet to elect officers.

The annual meeting was adjourned at 3:56 p.m.

Terri J. Farmer, LPPO Secretary