

Board of Directors Minutes

October 19, 2016

The meeting was called to order at 7:30 p.m. at the LHA office 907 Underhills.

Present Board of Directors: Jack Backus, Ron Shapiro, Peter Turner, Chris Metcalfe

Others present: Lisa Ray (Administrator), Patti Montmorency (Finance), Gerry Montmorency, Ed Kaplan, Naveen & Nancy Gattu, Arlene Magarian, Warrine Coffey

MSC CM/JB The minutes for the Board of Directors meeting of September 21, 2016 were approved as written.

Finance Update

Patti Montmorency came to discuss updates for the 2017 budget:

- Office upkeep #6280 – rain gutters will be moved to maintenance
- Oak Grove expenditures will be broken up into operating expenses & maintenance
- Plum Patch redesign will move out to 2018. CM will consider cost of new design and has already obtained design ideas. Tree work and maintenance in Plum Patch will move forward.
- Dues increase of \$7 for 2017
- The Reserve Study shows the dues increase is necessary to cover pollarding, which is done every 5-7 years, ½ in December & ½ in January.
- We have a 3% increase in costs per year.
- Patti will increase budget for Plum Patch to \$30k.
- Carlston Triangle – increase budget to \$2500 for Sequoias
- Refurbish gates every 10-12 years rather than 8-10
- Office carpet and roof life extended.

These items are updated in the Annual Disclosures to be sent out in November.

MSC PT/RS

Consent Calendar

MSC PT/LS to approve the following requests:

1249 Bates	Window / garage door / front door replacement
1039 Brookwood	2 story addition
972 Grosvenor	Window replacmeent
1020 Longridge	Addition – enclose patio
1029 Longridge	2 nd floor addition
1088 Longridge	Window replacement
892 Trestle Glen	2 nd floor addition
1348 Trestle Glen	Deck remodel
975 Underhills	Window replacement
1420 Holman/2 nd review	Full house remodel – updated plans

Project at 1039 Brookwood Place will include translucent window covering on side nearest neighbor at 1043 Brookwood. 1249 Bates approved for using vinyl windows on rear addition that was built in the 70's.

Parks

Giant Sequoia in Carlston was pruned. 2nd tree may also need some work. Chris will determine if/where budget can cover the expense. Sidewalk strip at Rosemount will be replanted in 2017.

Membership

2016 Events – Family Movie Night 10/29, Old Timer & New Comer Party 11/5, Annual Meeting 11/10. The 100 year party planning continues – commemorative t-shirt / mug / wine glass in the works.

Administrator

12/14/16 new date for December board meeting. Board officer assignment will take place at January meeting.

MSC PT/CM

Executive Session

Board discussed status and next steps of encroaching property and blighted properties.

Secretary, Board of Directors
Lakeshore Homes Association