

Minutes – Board of Directors June 21, 2017

In attendance: Board members Liz Sterns, Jack Backus, Marshall St. Clair, Administrator Lisa Ray, members Warrine Coffey, Steven Garrett

The meeting was called to order at 7:30pm. MSC JB/MS to approve the May meeting minutes.

In response to a member's inquiry, there was a discussion around the display of lawn signs outside of an election period. Although prohibited by the CCRs, the Davis-Stirling Act, civil code 4710 Section A supersedes the LHA's CCRs. It states that an HOA's governing documents cannot prohibit lawn signs, nor can the HOA take action to have them removed.

President Liz Sterns provided notification of an official action of the Board. An Exclusive Use Easement was granted to account #0488 with a net income to LHA of \$14154.50.

MSC JB/MS to approve the following applications on the Consent Calendar:

1254 Bates	0085	Replace fence (backyard / side)
955 Grosvenor	0223	Replace front stairs (reuse existing railing)
975 Hillcroft	0267	new gate
1371 Holman	0337	Update façade, replace windows/doors
774 Longridge	0457	fence replacement
819 Mandana	0595	remodel, replace doors, windows
836 Rosemount	0709	addition
836 Rosemount	0709	tree removal
1048 Sunnyhills	0801	replace doors, windows, garage door, fence
935 Underhills	1014	window replacement

Applications not approved:

1278 Bates – need additional specifications

780 Carlston – roofline of addition not consistent with architectural style of original construction.

963 Grosvenor – neighbor at meeting expressed concern over size of addition, height of new roof and impact to view from his home. Architect agreed to meet with neighbors for further review.

Parks update – failing retaining wall has been rebuilt and now obtaining bids to repair the stairway (Dollar Stairs) in Plot C.

Membership update – planning for the 100th Anniversary continues. We have lots of bands / music lined up. We will also host the ice cream social on Saturday, 7/22 from 1:00-3:00.

Administrator – discussion about changing the Board meeting to different night of the week. The LHA bylaws state that the Board meeting is held the 2nd Wednesday of the month. Board agreed not to make a change until next month. Discussion regarding communication to members on status of blighted properties. Lisa to provide Davis-Stirling code.

MSC MSC/JB to adjourn the meeting.

Executive Session

Status of Blighted Properties

644 Longridge – next letter to be sent in August will be 3rd violation. 1st was warning letter, 2nd was fine, 3rd will be increased fine amount.

1127 Trestle Glen – Lisa to reach out to owner. She will also draft a hearing date document with date tbd.

908 Alma – City is moving forward with taking over management of remediation on house.