

LHA Board Minutes September 20, 2017

In attendance: Board members: Jack Backus, Chris Metcalfe, Marshal St. Clair, Peter Turner.
Administrator: Lisa Ray. Members: Margaret Prowitt, Peter Prowitt, Eddie Low, Carmen Pearson, Tim Davis, Bryan O'Malley, Warrine Coffey.

Open Session

Parking on Bates Road – Margaret & Peter Prowitt hosted a BBQ where 10 homes on the street were represented. Neighbors came up with a list of items for parking etiquette and will create a flyer to distribute to all Bates residents that will also cover issues of speeding and pedestrian safety. Eddie Low appreciated the efforts made by neighbors so far and asked that the issue be revisited if parking congestion persists, stating that the best gauge is number of cars parked on street overnight. There was additional discussion by neighbors and Board around the quality of life on the street, visual impact of excessive number of cars due to the narrow width of Bates, the smaller frontage of the lots and also the relation of cars to home/room rentals. Option of removing street trees to accommodate more cars was raised, but neighbors do not want to see that happen. Margaret will create a Google doc for neighbors to post issues and resolution. Michelle Cheng offered to become Cluster Captain and assist with communication to neighbors. MSC reminded neighbors that while the Board cannot regulate the number of cars, they can look for ways to resolve this nuisance by pursuing homeowners for violation of the CCRs rental unit restrictions.

MSC CM/JB to approve August meeting minutes.

NP – Consent Calendar

931 Hillcroft	Deck replacement
950 Longridge	New fence and deck
1000 Longridge	Replace front steps
800 Paramount	Tree removal
888 Paramount	Remodel deck, railings + replacement windows
1339 Trestle Glen	Window replacement

931 Hillcroft & 888 Paramount – hold until applications are complete.

950 Longridge – NP recommendation that fence be approved at 42" above deck height.

MSC CM/PT to approve Consent Calendar.

Parks

An Acacia in Oak Grove fell 3 days before scheduled removal. There are tree removals planned before the end of the year – tags posted on trees in Rosemount, Oak Grove and Plot C. No neighbors have expressed opposition to removing these trees and the city process notifies neighbors for tree removals, LHA does not. The budget for 2018 is complete.

Membership

Discussion of the NP approval process and perception vs. reality regarding Board and committee members recusing themselves from voting. With houses selling at higher prices, scale of neighborhood projects are increasing as well. Many owners consider the size and layout of smaller houses to be obsolete. Discussion of managing approval process with no architect on the Board in 2018. Will there be lack of objective analysis of projects? PT responded that Board should continue to choose members with professional backgrounds and integrity

Financial

Finance manager Patty Montmorency provided current financial update. LHA doing well and under budget. We are making progress with overdue accounts and do not need to set aside money for bad debt. We had 6 candidates for the 2018 election, which would have required sending out ballots and holding an election. One candidate dropped out so we now have a non-contested election with 5 candidates filling 5 seats. Official announcement will be made at Annual Meeting.

The 2018 budget will be approved at the October Board meeting – this will be included in the annual finance document and reserve study. Dues will increase to \$189, up \$7 from last year. We expect to have \$209k in income for 2018, \$200k from dues and small amount from documentation fees. Monies not spent during the year go into the general fund. The reserve study is a 40 year projection and updated every year.

Three LHA members have expressed an interest in becoming Patty's replacement as Finance Manager. Next step is for Lisa to interview followed by 2 Board members.

Administrator

100th Anniversary party planning continues – working to stay below budget. Nice lineup of talent – holding an additional planning meeting on 9/30.

Soliciting speakers for the annual meeting in November. Currently have Abel lined up and will add another to the agenda.

MSC CM/JB to adjourn meeting.