

LHA Board Minutes September 10, 2025

James Breeden called the meeting to order at 7:34 pm.

Board Members Present

James Breeden, Andree Greenberg, Annemarie Meike, Justin Williams
Lisa Ray, Administrator, Janice Lind, Communications

LHA Members Present

Judy Cain, Cecilia Conlon, Kimberly Desai, Douglas Hammer, Donald Heng, Anne Killebrew, JP Kouakou-Zebouah, Terry Lee, Juliette Linzer, Tony Ramoutar, Holly Rittenhouse, Mike Rizzo

Open Session

Presentation by the President of Safer Crocker, neighborhood security patrol service funded by voluntary donations. Patrol includes all LHA streets 3-5 times daily with services like vacation watches and escorted home entry. Safer Crocker seeks stronger collaboration with LHA, requesting permission for promotional signs and potential integration into LHA dues at \$8/month/member for 24/7 coverage. Discussion included integrating the service into LHA, the need for open bidding to ensure competitive provider selection, concerns about member pushback due to existing security services, and emphasis on community-wide benefits. Per the CCRs, signs are prohibited except for election signs.

President

JB shared an update on AB130, the new law requiring HOA's to update their fine policies. Our HOA attorney is working on the new policy, which will be posted and shared with members for a minimum of 28 days before the Board votes to approve.

James reported that the Macarthur Flock camera is being replaced, bringing the total back to 8 cameras. Shared camera statistics showing 64,000 unique vehicle sightings and 235 hot list vehicle hits this year. Implementation of a one-way traffic flow on Underhills Road caused confusion and pedestrian safety issues around the school. There are ongoing efforts to address parking issues for disabled residents in the area.

Approval of Minutes

MSC JB/AM to approve the August 2025 minutes.

Treasurer's Report

Currently under budget on Parks expenditures. All other line items as expected for this time of year.

MSC JB/AG to approve the August 2025 financials

List of accounts to be liened for 3 year's non-payment of dues and/or a balance exceeding \$900:

0137, 0513, 0545, 0547, 0566, 0750, 0080

MSC JB/JW to approve the recording of liens

Neighborhood Preservation:

MSC JW/JB to approve the following projects:

0398	Solar installation
0570	New deck, replace fence, add French doors
0702	Replace fence
0843	Replace fence

Parks

Performed significant brush/debris removal in Oak Grove and ground clean-up in Plot D. Plans for pruning at the Office Park and Plot D. Reviewing the condition of Plot C retaining wall to determine if any repairs are needed.

Neighbor Network

Two upcoming events – Music in the Park is scheduled for September 20th, 3:30-5:00 PM, followed by a movie night on October 4th, 6:30-8:00 PM.

Administrator

Waiting on the City to assist with lack of waterflow in Indian Creek. The timeline has been extended for the 2026 LHA Board nominations as we only received 3 by the deadline. Had Vector Control address a hornet's nest in Oak Grove.

JB added that we will be discussing renewal of the Flock camera contract at the next Board meeting.

The meeting was adjourned at 8:35pm.

I certify that the foregoing is a true and correct copy of the minutes approved by the Board of Directors.

Annemarie Meike, Secretary

Date