

LHA Board Minutes September 9, 2026

James Breeden called the meeting to order at 7:38 pm.

Board Members Present

James Breeden, Yan Edwards, Annemarie Meike, Justin Williams
Lisa Ray, Administrator

LHA Members Present

10 LHA members present

Open Session

Members addressed the Board regarding the proposed private patrol funding. Comments focused on cost, level of service, coverage areas and the proposed \$25,000 initial allocation.

Motion by Justin Williams, seconded by Annemarie Meike, and carried to Include Neighborhood Patrol Services in the 2027 Budget:

WHEREAS, the Board of Directors of LHA has identified neighborhood safety and security as an important community priority; and

WHEREAS, the Board's intent is to fund private patrol and related security services beginning in 2027;

NOW, THEREFORE, BE IT RESOLVED, that the Board approves the inclusion of up to \$25,000 in the 2027 LHA budget for the purpose of entering into a one-year contract to provide neighborhood patrol and related safety services; and

BE IT FURTHER RESOLVED, that any private patrol contract shall be subject to final Board review and approval of all contract terms, conditions, scope of services, pricing, and applicable rules and regulations prior to execution.

President

Motion by James Breeden, seconded by Annemarie Meike, and carried to create a Safety Subcommittee within the Neighbor Network committee in 2027.

LHA has updated our Flock / ALPR policies to align with recent court guidance. Flock now recommends reducing photo retention from 30 to 7 days. Because LHA currently requires a police report number before running a search (which often takes longer than 7 days), the Board is not recommending the shorter retention period at this time. The future Safety Committee may review retention and verification procedures.

Approval of Minutes

MSC JB/AM to approve the August 2026 minutes.

Treasurer's Report

The Board reviewed the August 2026 financial reports.

Neighborhood Preservation:

MSC JW/JB to approve following projects:

0102	New deck, doors
0301	Replace windows
0365	Replace windows
0689	Replace fence
0746	Window replacement
0851	Solar install
0978	Window replacement

Parks

Maintenance work remains on track and within budget; estimates are being obtained for Plot D and planning has begun for Rosemount. The Committee is also interviewing full-service gardeners and will prepare the 2027 parks budget by the end of the month.

Neighbor Network

Music in the Park and Outdoor Movie Night dates are being rescheduled due to a band cancellation; final dates will be announced soon. Planning has begun for the November 11 Annual Meeting. Neighbor Network will be seeking members for a new Safety Committee and additional help with community events.

Administrator

Estimates are being obtained for possible regrading and drain improvements on the Oak Grove Trail, with one proposal received so far. Four candidates submitted nomination forms for the LHA Board by the deadline; the fifth seat will be filled by appointment in January 2027. The effort continues to locate qualified contractors for restoration of the historic Trestle Glen and Longridge portals. Current quotes appear limited to basic cleaning and paint touch-up. Draft budget numbers are due by the end of the month, with the goal of Board review at the October meeting and final approval by November.

The meeting was adjourned at 8:24pm.

Executive Session

The Board continues to review neighbor complaints regarding animal-related nuisances.

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

Annemarie Meike, Secretary

Date