

**LFG HOA Board Meeting \*MEETING MINUTES\* Saturday, September 16th, 2023,  
8:30 AM**

**The meeting will be held in the office, or you can join virtually. Please check website.**

<b>Page</b>	<b>Agenda Item</b>	<b>Lead</b>	<b>Purpose   Current Status</b>
	Meeting call to order	Mark Pierpoint	8:31am
	<b>Approval of Minutes:</b> 7/15/23 Meeting Minutes  <b>Person's Present</b>	Board	Motion to approve minutes: Mark Pierpoint Linda would like to approve minutes via email once edits are made. <b>Action:</b> Edit 7.15.23 meeting minutes  Mark Pierpoint, Alan Nelson, Barbara Schoen, Jim Cochrane, Jason Kary, Linda Meckel, Jessica Taff, Lauren Kettmann, Roxanne, Bill Schoen, Karin Regnstrom Absent: Kevin Morrison, Doug O'Neal
	<b>Homeowner Hearing/Correspondence:</b> Unit 4	Board	Give homeowners more pest companies to reach out to. Once rodents are inside the walls, it is the homeowners' responsibility. Reach out to panda pest control to set traps outside of unit.
	<b>Action Items from 7/15/23 Meeting:</b> <b>Action item #1:</b> Unit 30  <b>Action item #2:</b> Homeowner Handbook  <b>Action item #3:</b> Parking Proposal	Board  Alan Nelson, Linda Meckel, Barbara Schoen  Board	Research retaining walls, cost of materials and architect. Get pricing per unit. Next year to start the work.  Clarifying the current situation and operating principles. Send out an annual reminder to review the homeowner handbook. <b>Action:</b> what does rear deck maintenance mean? What is roof maintenance? Address pets, parking, and winter maintenance. Send out in Newsletter. Create a rough draft, approve at the next board meeting, and share at annual meeting.  Try to tie vehicles to units and limit the number of cars per unit. Parking infractions to be put into place if homeowners / guests abuse parking. Change Appendix B in the homeowner handbook. Motion to double fines: Alan Nelson Second: Barbara Schoen All in favor: Aye.

	<p><b>Action item #4:</b> Total amount of damage from winter 2023</p> <p><b>Action item #5:</b> Unit 37 take down fencing.</p>	<p>Lauren Kettmann</p> <p>Board</p>	<p>Spoke about the total amount of damage caused by this winter including repair of damaged walls, roof repairs, fencing repairs, storage lockers and utility sheds.</p> <p>Remove by snowfall, 90 days to remove since notification. <b>Action:</b> Communicate with homeowner the timeline.</p>
	<p><b>Old Business:</b> <b>OB #1:</b> New Truck, New Storage Container, CC&amp;Rs.</p>	<p>Lauren Kettmann</p>	<p>Truck purchased and storage container purchased.</p> <p>CC&amp;Rs: <b>Action:</b> Mark Pierpoint to write a proposal to homeowners, send to board, mail out with stamped envelope.</p>
	<p><b>New Business:</b> <b>NB #1:</b> New gate locking system</p>	<p>Lauren Kettmann</p>	<p>Get quote and discuss at next board meeting.</p>
	<p><b>Committee Reports:</b> Landscape</p>	<p>Jim Cochrane</p>	<p>Update on the front entrance, met with Peak Landscape for quote on thatching and aerating the lawns.</p>
	<p><b>Financials:</b> <b>F #1:</b> June Financials</p>	<p>Jason Kary</p>	<p>No concerns.</p>
	<p><b>Open Session:</b> <b>OS #1:</b> Board/Homeowners future topics / non-agenda items</p>	<p>Board</p>	<p>Annual Meeting invite to send out this week.</p>
	<p><b>Executive Session</b></p>	<p>Board</p>	<p>Planned development, discussed legal item.</p>
	<p><b>Meeting adjourns</b></p>		<p>Motion: Mark Pierpoint to adjourn meeting. Second: Jim Cochrane All in favor: Aye Time: 11:08am</p>