

LFA Board Meeting - Minutes 27 September 2017

Present: Jack Chambers, Russ Cole, Angela Hill, Chris Senior, Evan Erickson, Daniel Pomp, Ellen Stolzman, Clark Troy

Location: Ellen's house

Jack reviewed the latest meeting with the builder for the Pavilion. We chose composite shake shingles for the roof for durability and aesthetics. Sophie Piesse, a local architect, will draw the plans. We reviewed the details on the design checklist, such as choosing a concrete slab for durability and the lower price.

Russ asked for any input on the Draft budget that will be presented to the Finance Committee for Input and a final version will be presented at the General Meeting in November. He gave an update on homes in arrears and efforts to address this.

Clark gave an update on our plan to find a landscaper to tidy up vegetation around the dam. Evan cut down a branch that was obstructing access in the park. Clark will speak at the General Meeting about Associate Members and how to address the 24 people on the waiting list. Daniel suggested tasking the lake staff with more jobs that we might otherwise outsource for times when their services are not required.

Jack shared the idea of building a shelter at the lower level. We discussed the finances of trying to build it now vs. moving the existing canopy to the intended location now and building the shelter in 2019.

Upcoming Halloween event Oct 29th.

We voted to continue our contract with O'Mara, whose primary jobs are seeding, aerating, mowing and leaf blowing. Clark suggested folding the rip rap maintenance into their responsibilities. We would like to bid the job out next year to compare prices.

We discovered a water leak that accrued a \$1,900 bill from OWASA that Russ was thankfully able to get adjusted to ~\$500. The repair cost \$250. The outdoor shower is still under consideration and Ellen is awaiting the estimate from Carrboro Plumbing for it as well as a water hydrant or hose bib at the parking lot to rise feet off. We rejected the idea of a water fountain due to concerns about the quality of the water after sitting in older pipes over time.

The Annual Meeting is November 13th at Expand Church.

There are 10 members currently on the Board. While there is a maximum of 15, 10-12 has been a productive number so it is not essential to add new members at this time. However, the Board was invited to seek out potential board members and bring forward the names of any individuals interested in joining who would be positive contributors.

We discussed the possibility of raising dues as we haven't raised dues since 2012. Clark spoke with leaders of other HOAs who hire an Executive Director. He asked if a raise in dues could cover a position given the significant amount of work that Board members, and Jack in particular, do unpaid. This would transition the Board from free labor, such as weeding the dam, to more of an overseeing position. Many Board members do not have time to complete all the required tasks. Some Board members feel that they limit proposing new ideas as they do not have the time to undertake said tasks. Ellen and Clark agreed to create a job description for this position.

Jack presented an Initiation Policy regarding initiation fees and properties in arrears.

The Board voted to uphold the Initiation Fee discussed last month.

The meeting was adjourned at 10:10pm.

The Board will meet next at 7:30pm on October 25th.

Respectfully submitted,

Angela Kileff Hill.