

LCICOA Board Meeting-Online Session

March 15, 2022

Meeting Minutes

Call to Order

Ted Gillette, Board Chair called to order the online meeting of the LCICOA at 6:00 pm on March 15, 2022 via Google Meet. All directors were present and a quorum was established:

Ted Gillette, Board Chair; John Jaworski, Vice President; Collin Strassenburgh, Treasurer; Kim Knowlen, Secretary; Mike Schroeder, At-Large.

The following community members were present for the meeting: Itzi Camio (cabin 5), owner; Sherrie Schroeder (cabin 17), owner; and one anonymous attendee.

Approval of Board Meeting Minutes

A copy of the minutes from the March 3, 2022 board meeting was provided to all board members.

John moved to approve the minutes. Mike seconded the motion. The minutes were approved.

Financials

Ted reported that the discrepancy in the HOA dues in the January financial report had been resolved and a corrected version will be sent to board members tomorrow: March 16, 2022. The discrepancy was between the overview sheet and the cash flow and reconciliation report. Sterling Management applied a payment to the wrong cabin and it wasn't discovered until after the January report had been completed (see e-mail from Sterling Management in addendum to these minutes). The bank statements were correct.

John motioned to accept the January and February financials as corrected. Mike seconded. The motion was approved unanimously.

Review of LCI Maintenance and Snow Event Checklists

John and Kim reviewed and revised the winter checklist and snow event document after the last board meeting. It is now separated into a year-round maintenance list and snow event checklist, per Ted's request. Both documents were provided to all board members for review. John suggested that we ask for volunteers and assign tasks on the checklists to specific individuals to ensure things get done and so that there is a point person to contact with questions.

Collin motioned to accept the documents as is. John seconded the motion. The documents were unanimously approved.

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Fire Safety Issues Tabled from March 3, 2022

The following agenda items under the heading “Discussion of approved fire pits” from the March 3 board meeting remain tabled:

B. Review of USFS and ODF approved devices as they pertain to LCI Declaration Section 7.17

C. Location of approved fire pits

A. Recommended Steps for Fire Preparedness and Common Area Maintenance

Collin led a review of the ARC/CARC Annual Fire Preparedness Recommendations document. A copy of the document was provided to all board members. John suggested revising the recommendations for individual cabins regarding the distance from the BBQs to structures and location of fire extinguishers. He noted that every cabin is different and may not be able to meet the distance specifications due to the varying orientation of the cabin, exposure to the elements and overhangs. He noted that he personally could not meet those specifications. Ted noted that the Common Area section overlaps with landscaping tasks and suggested it be moved to the landscaping task list that he and Mike are working on.

Collin presented his findings from further research on fire safety. LCI is not within USFS jurisdiction. LCI is within ODF jurisdiction. The two agencies follow the same guidelines during low to moderate fire levels. Any kind of fires are permitted during low season without burn permits. ODF year-round fire safety recommendations include a 10’ perimeter for combustibles such as fires, BBQs, and portable propane devices as well as looking for and avoiding any overhanging branches or structures, including eaves. Burning of charcoal briquettes is not recommended. Collin noted that these are recommendations and not mandates.

B. Implementation Schedule (ARC/CARC)

The board decided to carry this discussion over to the next meeting

John moved to accept the discussions and recommendations for items 1, 2, and 3 on the ARC/CARC Annual Fire Preparedness and Recommendations document. Collin seconded the motion. The motion was unanimously approved. Collin will revise the list and resubmit it at the next meeting.

General Grounds Maintenance-Landscaping

At Ted’s request, Mike and Sherrie Schroeder developed a list of landscaping and general maintenance needs that are currently unmet. It was noted that the maintenance of the LCI grounds falls disproportionately to a small number of owners who cannot accomplish all that needs to be done. A

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copy of the list was provided to all board members and was sent via e-mail to the LCI community in Ted's February post. Discussion included asking for volunteers and assigning tasks to willing community members. Some cabin owners have provided feedback saying that they do not want to contribute to community tasks and have suggested that LCI consider hiring help with the maintenance. John noted that there is some funding available in our maintenance budget that could be used.

The shed was identified as a priority task for now. Ted volunteered to trim the hedge later in the season. Collin volunteered his tractor for use later in the season. John will send Mike a list of the tasks he's willing to do. Mike volunteered to contact John Parazoo and Terry Herndon as needed and will contact Parazoo for the debris pile removal needed now. Mike and Ted will maintain and monitor the task list month to month through June and Ted will continue to send out requests for help to the community.

Post-Winter Gravel Needs

The impact of the snow removal and general erosion on the graveled areas was discussed. There are also several pot holes and areas along the lower fire lane that need attention. Collin noted that it would be best to replace the gravel while conditions are still wet to help it compact. Collin volunteered to get a quote on a load of gravel from the quarry in Rainbow.

Begin a Study on the Impact of Rentals on Infrastructure and Current Financial Resources

The board discussed the need to evaluate the impact that rentals may be having on LCI finances and infrastructure. Higher occupancy has led to increased demand for services such as garbage, sewer, electricity for water pumping, and snow removal. John noted that there is a difference between tracking occupancy and tracking the number of individuals. Ted clarified that we are interested in occupancy. To avoid any bias regarding rentals, Collin suggested we consider language such as "user days" rather than "rental days" to describe occupancy. Ted and Kim will work on a method, such as a form, for tracking occupancy.

Establish a Team to Review LCI Compliance with new HB 2534 legislation

New state legislation requires a review of LCI Declarations and Bylaws for any discriminatory language. Ted will ask two cabin owners with experience in this area to review our documents: Susan Hampson-Burnett and Sue Getzen. This review is to be completed by July 6, 2022 in order to allow time to prepare and record the required declaration of compliance.

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Compliance with Insurance Policy Regulations

Due to technical difficulties, Mike could not complete his presentation at the March 3 meeting. He has shared some of his findings via e-mail since then. He will continue his review of the insurance coverage for cabins and garages.

Adjourn

Mike motioned to adjourn the meeting. John seconded the motion. The motion was unanimously approved and the meeting adjourned at 7:00 pm.