LCICOA Board Meeting Minutes

August 30, 2020, 1 pm

**Attendance**: Cabin 18; John (JJ) and Kathi Jaworski, Cabin 17; Mike (MS) and Sherrie Schroeder, Cabin 1; Janis Miglavs; Cabin 21; Ted (TG) and Laura Gillette, Cabin 6; Bill and Mary Zilk, Cabin 10; Dave Rae, Cabin 3; Itzi Camio, Cabin 15; Joe and Nancy Ingram, Cabin 7; Steve McGhehey, Cabin 16; Calvin Lacedra.

Red Font = Board member

**Agenda**

1. Called to Order 1 pm. A quorum was present
2. Board meeting Minutes July 21, 2020. A motion by TG to accept the minutes, seconded by MS. Hearing no further discussion, the motion was adopted.

Update: JJ gave a brief update as the minutes contained items for follow up.

1. Future work on Sheds put on hold and the work crew program not available in our area. Calvin Lacedra had investigated this.
2. Website startup has begun This will be addressed in a subsequent agenda item.
3. A report will be forthcoming on future income generation options. JoAnn Scrivner is investigating.
4. Research of state and county rules and regulations regarding herbicides and pesticides within the Scenic Byway has been completed. Janis Miglavs gave an update. This will be addressed in a subsequent agenda item.
5. McKenzie Community Center and Emergency Preparedness. The community Center has programs but is currently shut down, Will revisit later.
6. Research shed insurance costs. MS indicated the cost was reasonable and we should purchase it. Will be addressed at a later board meeting.
7. Tractor repair. The tractor has been repaired at a very reasonable price.
8. Implement trash removal vote. The trash removal has been changed to Monday and Thursday thru September to accommodate increased usage.
9. Run off issue was addressed. The bern has been removed.
10. Fire department test of hydro link. The fire department came and tested the hydro link – worked fine; and addressed access to hydro link site. The loop path was wide enough for their access and egress.
11. The herbicide moratorium was emailed to all owners.
12. Parking. A briefing paper was distributed that covered agenda items 3,4 and 5. (see attached). A motion to adopt the parking changes was made by TG, seconded by MS. Hearing no further discussion, the motion was adopted.
13. Tree Policy. The tree policy, which incorporated many previously adopt rules and regulation, was discussed. A motion was made by TG to adopt the rules and regulations, seconded by MS. Hearing no further discussion, the motion was adopted.
14. Herbicide and Pesticide policy. This policy generated discussion among the board and input from those present. Several changes were proposed. The word ~~roundup~~ was changed to glyphosate, an active ingredient. Also, the use of organic herbicides and pesticides are ~~encouraged~~ was changed to required. A motion was made by TG to adopt the policy with the proposed changes, seconded by MS. Hearing no further discussion, the motion was adopted.
15. Water/septic generator proposal. JJ gave an overview of the proposal as to why the need and cost. The generators as a backup for when we lose power will permit our water and septic to continue to work. This will not only be a convenience (water) but in a time of emergency provide water in case of fire. The fire chief stated it was a good idea to have. The septic not working could result in overflows and backup to lower cabins if used by owners/renters during a power outage. It was also noted that in newer development it is required by code to have a backup system. The cost estimate was $12,662. This item generated much discussion by the board and those present. It was agreed that this was a need for safety reasons alone. It was also preferred that the cost be a onetime assessment rather than added to annual COA fees. MS made a motion to move this forward to the owners at the annual meeting and present as a one-time assessment. Seconded by TG. Hearing no further discussion, the motion was adopted. Costs are reflected in draft budget.
16. Arborist findings/recommendations. A briefing paper was distributed (see attached) which contained the arborist’s finding and recommended approach and costs to address. There was much discussion by the board and those present. In general, it was felt that limb failure and other issues needed to be addressed and this approach was cheaper than addressing each tree or issue separately. MS made a motion to adopt the recommendations of the arborist and arrange for the work to proceed. The motion was seconded by TG. Hearing no further discussion, the motion was adopted. Costs are reflected in draft budget. JJ will contact Arborist.
17. Landscape work plan/hiring. A briefing paper was distributed (see attached). The various work activities in the handout were discussed by the board and those present. Several items were slightly modified and where there was duplication it was removed. The hiring of an individual was discussed and generally agreed that the individual would be used for specific projects. The board accepted the plan by general acclamation. Costs are reflected in draft budget.
18. Website. A handout was distributed (see attached). Kathi Jaworski gave an update on the website, identified those working with her on the project – Joann Scrivner, Calvin and Christine Lacedra. and walked through the handout. There was much discussion and suggestions for the website, and all agreed it was well put together and needed. There will be future updates as the committee works on the site development.
19. 2019-2020 Budget. A handout was distributing (see attached)
    1. Updated financials. JJ walked through the handout and indicated that August expenses were not fully developed yet, and that Sterling was now using the spreadsheet format developed by board. There were only a few questions, as everyone was familiar with the spreadsheet format. This will be updated monthly and distributed to the owners.
    2. Draft 2020-2021 Budget. A handout was distributed (see attached). JJ went over the draft budget indicating that many of the items were based on historical expenses. The landscape budget, tree maintenance and generator items were discussed earlier There were several questions regarding tree maintenance and prior year landscape budget. The board was also reminded of the preference for the generator costs to be a onetime assessment. JJ also indicated that the board is exploring bringing the management back to the association which would save money. Itzi indicated that she would be willing to do the financials when we moved in that direction. The board thanked Itzi for her offer. TG made a motion to adopt the draft budget with the generator costs moved to a onetime assessment and forwarded to the Annual meeting. The motion was seconded by MS. Hearing no further discussion, the motion was adopted. JJ will make the changes.
20. Other business.
    1. Fiscal year. JJ discussed our fiscal year which is currently October 1 to September 30th. This is most unusual and conflicts with the LCICOA Declarations which state January 1 to December 31st. The Declarations also state the annual meeting is the first Saturday in November at 7pm. Our management firm also stated that all other HOA’s or COA’s are January 1 to December 31st. JJ suggested we move our fiscal year to conform with the declarations. Sterling stated it would be easy to do. There was a brief discussion and TG moved to make it so. The motion was seconded by MS. Hearing no further discussion, the motion was adopted. JJ will contact Sterling.
    2. Dog droppings. JJ discussed the continue problem with dog droppings not being picked up although the owners have been notified several times about the problem. A lengthy discussion followed with several suggestions to resolve the problem. Such as, fining those not picking up the droppings, limiting pets to owners etc. The board felt some of the suggests were difficult to enforce or too severe, TG made a motion to have owners post rules relating to the cleaning up after pets or others that may use their cabin and also talking to managers directly to resolve the problem. The motion was seconded by MS. Nancy Ingram indicated that there had previously been a sheet with rules and regulations related to this discussion. She offered to provide a copy. Hearing no further discussion, the motion was adopted. JJ will follow up with owners/managers.
    3. Annual meeting. A discussion followed as to whether the meeting should be a Zoom meeting due to the coronavirus. It was highly favored by those present that the annual meeting would be at the LCI outside. The board agreed. A date will be established shortly.
    4. JJ announced that Fred Brandenfels (cabin 22) would be resigning from the board as he was in the process of selling his cabin. Pursuant to the bylaws, Section 5.4, page 5 the board would be appointing a replacement to serve for the balance of Fred’s term.
21. Adjourn. Hearing no further business, the meeting was adjourned at 3:07 pm.