

LLP BOARD MEETING DECEMBER 9 2021.

I. CALL TO ORDER. Meeting started at 6:50 PM and held at Teri Christopher's patio.

II. ESTABLISHMENT OF QUORUM

Board members present: Jeffery Morris, Chairman; Teri Christopher, Treasurer; Lewis Nighswonger; Richard Studer; Duncan MacKenzie; Jon Claessens, Secretary.

Other HOA members present: Nada Acquaro, Rebecca Verrastro, David and Carol Noyes and John Christopher.

III. CHAIRMAN'S REPORT

Member Comment: In answer to a question the Chairman established that the Fines Committee was established prior to this board's term and that this committee can be called upon as needed.

IV. OFFICER'S REPORTS

a. Secretary's Report - Jon Claessens

Motion to adopt the Minutes of the October 6th 2021 Board meeting carried unanimously.

b. Treasurer's Report for November 2021: - Teri Christopher.

Costs were higher in November. The extra expenses were caused by the fixing of a water leak on the East side entrance, the printing and mailing of covenant revisions and the annual board elections. Total expenses : \$1,811.

A motion to approve the treasurer report as stated carried unanimously. Please refer to this report for details.

V. COMMITTEE REPORTS

a. Architectural Control Board - Rick Studer reported on the ACB's actions for the period of 10/01-12/07/21: 15 trees approved for removal (1 was denied), 6 new roofs approved, 3 new fences approved, 1 solar system approved. Please refer to the report for details.

b. Maintenance Committee - Teri Christopher. Covered in the Treasury Report.

c. Membership Committee - Nada Acquaro. Nada reported that she visited new homes. She stated that she finds that it appears harder to get residents motivated to volunteer for board and other Committees. The board plans on increasing the use of the existing FB account, the website and social media to draw in more and possibly younger residents.

d. Yard Beautification Committee – Teri Christopher: The winner of the yard of the month can be found on the LLP website.

e. Newsletter. New edition to appear in January or February. Increased use of "classifieds" was discussed. The use of banners on the website will be looked into for future fund raising.

VI. New Business

a. The Chairman will start a Dropbox to improve filing and communications among board members.

b. Rebecca accepted to send mass emails re: Christmas decoration contest as well as reminders of the voting for covenants revisions.

c. All physical and digital communications should point residents towards the website and social media for information. Rebecca volunteered to compile a flyer and will start a blog in cooperation with the Chairman.

d. Motion to raise the estoppel fee to \$200.00 starting January 1st 2022. This motion was accepted unanimously.

e. Suggestion was made to create a form for signing by new buyers of LLP property during the Title transfer to have them explicitly acknowledge that covenants and restrictions apply for all residents of LLP. Teri and Jef will work on this.

VII. Election Update

a. During the general meeting insufficient votes were received for the appointment of board members to fill vacancies for 2022, hence the need for the board to elect and nominate Officers for 2022.

Motion to nominate Duncan MacKenzie as board member for a two year term effective immediately. This motion carried unanimously.

Motion to nominate Lewis Nighswonger as board member for 2022. This motion carried unanimously. (Lewis abstained).

Motion to nominate Jon Claessens as Secretary for 2022 . Motion carried unanimously. (Jon abstained).

Motion to nominate Teri Christopher as Treasurer for 2022. Motion carried unanimously. (Teri abstained).

Motion to nominate Jeffery Morris as Chairman for 2022. Motion carried unanimously. (Jef abstained).

b. Covenant Revision Ballot Update

58 ballots have been received. At this time the board finds there is no need to set up a committee to review the ballots until sufficient votes have been received. In the event insufficient ballots would be returned the board would still find it meaningful to review the information obtained from the ballots to gauge the sentiment of voting residents.

c. Holiday Decorating Contest

Members of the HOA can win four gift certificates. Teri will pick the winners. Jef suggested to have a vote by the residents on the decorations to facilitate community involvement. The plan is to get this initiative online for next year's holidays.

VIII. NEXT MEETING DATE

Date for next board meeting: January 20th 2022 at 18:45 at Teri's home.

ADJOURNMENT

Meeting adjourned at 20:22.