LCC Board of Directors Monthly Meeting Minutes
September 25, 2025

- Call to Order and Rules: 6:03
- Adoption of the Agenda
  - Motion to discuss storage fees and moving committee reports to planning meeting rather than board meeting
  - Motion passed

  - Motion to have brief discussion of alternative budget
  - Roll call: Yes: Ann, Quinn, Fred, Evan, Leslie, Wendy, Mike
  - Motion passed

  - Motion to add item to discuss event committee have Discussion of whether to extend dog days to monthly
  - Roll call: Yes: Wendy, Quinn, Fred, Evan, Leslie, Mike, Ann
  - Motion passed

  - Motion to add item to discuss whether there will be an in-person board meeting for the annual meeting or virtual only
  - Roll call: Yes: Wendy, Quinn, Fred, Evan, Leslie, Mike, Ann
  - Motion passed

- Roll Call:
  - Board Members: Mike Gowrylow, Quinn Haithcock, Evan Clifthorne, Fred Yancey, Ann Larson, Leslie Turner, Wendy Harris
  - VIS: Nicole Eby

- Approval of Minutes from August 28, 2025
  - Motion to approve minutes from August, 28 2025
  - Motion passed

- Community Comments
  - Audience: No comments
  - Emailed/written: Member proposed implementing guidelines regarding elections, discussion of issues with aggressive animals and that this is outside HOA purview
  - Motion to add Fred's letter regarding aggressive animals to the newsletter
  - Motion passed

- Contractor Reports
  - Security: No report from Ralph, discussion of the location/relocation of speed limit notification signs, speed checks were performed
  - Common Areas: Clean-up/ work party discussion, dock repair activity continues to move forward, bark will be obtained for parks to meet requirements

- Committee Reports

- Events: Discussion of past events and upcoming events
- Safety & Security: We are on waitlist for speed watch equipment, checking on estimate for new fencing at Cedarbury entrance, confirm that OPD/fire department have access codes for park
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- Motion to approve $1,000 for main rec light repair
- Motion passed

- Treasurer: Balanced budget ready, assessment was reduced to a $10/quarter increase instead of $20/quarter

- Finance: No report

- ACC: 1 tree notification

- Lake: No report

- Goose: Goose action is still required, new homeowners at lakeside to be informed of situation, newsletter item to be added

- Urban Forest: Native trees have been secured and will be planted in areas that have had a lot of die-off, waiting for appropriate planting time. Last year's plantings have not survived.

- Gardens: No report

- Technology: Report was submitted, initial prototype of website presentation is contained therein, new poll has been submitted for approval

- Governance: VIS presentation on upcoming changes regarding delinquency coming in 2028, management fees and legal fees will increase, including mediation

- Code Enforcement Review: No report

- Old/New Business
  - Budget options
  - Discussion of budget changes to reduce the assessment increase
  - Motion to approve amended budget as our 2026 budget
  - Motion withdrawn

  - Alternative Budget: Discussion only

  - Motion to approve the finance committee's amended budget as our 2026 budget
  - Roll call: Yes: Wendy, Fred, Leslie, Ann, Mike
  - No: Evan
  - Abstain: Quinn
  - Motion passed

- Establish election timeline
  - October 7th (at 11PM) Submission Deadline
  - Nov 7th Voting Deadline
  - Nov 18th Annual Meeting (voting can occur)

  - Motion to have November 18th annual meeting as Zoom meeting and arrange a separate social meeting
  - Roll call: Yes: Wendy, Fred, Leslie, Ann, Mike
  - No: Quinn, Evan
  - Motion passed

  - Motion to increase candidate statement from no more than 100 words to no more than 250 words
  - Motion amended to a maximum of 150 words
  - Motion passed

- Technology committee poll approval
  - Motion to approve the technology committee poll and distribute it in a newsletter
  - Motion passed

- Code Enforcement Review Committee charter
  - Motion to approve the charter
  - Motion passed

- Storage fees
  - Consolidate storage, perform record maintenance to purge old documents
  - Discussion only

- Move committee reports to planning meeting
  - Motion to move committee reports to planning meeting rather than board meeting
  - Motion passed

- Extend dog days
  - Motion to approve the extension of dog days to every month
  - Motion passed

- Neighborhood walk group
  - Motion to empower a neighborhood group to form a neighborhood walk group
  - Motion amended to empower Elle Burger to form a neighborhood walk group
  - Motion passed

- Executive session to discuss confidential compliance issues and ADU legal action
  - Motion to move into executive session for approximately 30 minutes to discuss and a following vote on compliance issues and ADU legal action
  - Motion passed
  - Executive session entered: 8:23

- Exited: 8:49

- Motion to approve the recommendations from the compliance committee during the executive session
- Motion passed

- Motion to pursue legal action against an illegal ADU constructed within the community
- Roll call:
- Yes: Wendy, Fred, Ann, Leslie, Mike
- No: Evan, Quinn
- Motion passed

- Adjournment: 8:56PM