

Lipoma Firs North HOA Board of Directors Meeting Notes

Meeting Date: January 28, 2009

Meeting Location: Ken Moan's home (Board Member)

1. **Call to Order:** Meeting was called to order at 7:11pm. Members present included: Kent Briggs, Don Campbell, Ken Moan and Teresa Nordheim
2. **Approval of Previous Meeting Minutes:** Previous meeting minutes were tabled, as they were unavailable.
3. **Director Reports:** There were no Director reports at this time.
4. **Manager Reports:**
 - a. Board reviewed Management notes on communications with owner of Lot #19. Board agreed to enforce the fine for repeated violations.
 - b. Board agreed the jersey in the window of Lot #166 is not in violation under our current rules and regulations.
 - c. Review of an ACC application for approval of a previously painted driveway. The BOD has agreed that the cost of correcting this violation would be great and would recommend this particular lot be "Grandfathered". The BOD recommends all future lot owners received ACC approval before painting and use a clear sealant. It was noted that the current rules should be made clear to state, "Sealant on driveways must be clear". This issue will be followed up with the ACC to reach a final decision.
 - d. The BOD received a complaint of "neighbor's dogs pooping in their yard". The dog was caught several times on the homeowner's private security camera. The BOD was agreed to send a warning letter to the offending dog's owner and will enforce fines if needed.
 - e. JC Higgins has received many complaints of "dogs barking". Since this is a difficult item to enforce, our Manager recommends homeowners do the following:
 - a. Keep documentation of when, where and how long the dogs are barking.
 - b. Report the dogs to animal control. With proper documentation, AC will assist.
 - f. Homeowner complained of "noisy neighbors" and not response from police. This offense happened some time ago and therefore the BOD will wait to see if anything else occurs.
 - g. Homeowners are still expressing their interest in a Neighborhood Watch Program. At this time, the Peirce County Sheriff office has made needed cutbacks, including cutbacks to their neighborhood watch programs. BOD agrees we can continue to form our own neighborhood watch but reminds homeowners we will not have as much support for the deputies. Teresa will set a meeting at the Graham Fire Station (Silver Creek / Gem Heights) and send flier to announce the meeting.
5. **Committee Reports:** No committee reports at this time. BOD noted we would need two additional ACC members.
6. **Old Business**
 - a. JC Higgins sent a letter to Lot #156 stating their promised corrections to their fence should be completed by 2/15/09. As of today, no changes have been made. BOD has

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agreed we need to have the County assist. Teresa will forward our County contact information to Don.

7. New Business

- a. Budget for 2009, the BOD agrees we need to ask homeowners to vote on approval of a 19% raise in dues to avoid dipping into our reserve accounts as we did in 2008. Mail in votes will be sent with our notice of the Annual Board Meeting allowing homeowners to vote by mail or in person.
 - b. Agenda for the Annual Meeting was planned.
 - c. Parking issues were tabled due to lack of time.
 - d. Neighborhood watch and speed control was tabled due to lack of time.
 - e. BOD agreed to amend our rules regarding basketball hoops making it clear to all homeowners. BOD agreed the purpose of our rule is safety focused. It shall read, "Basketball hoops are not allowed on sidewalks for streets. They must be kept on the lot owner's property and out of sight when possible."
 - f. BOD agreed to amend two rules:
 1. BOD agreed to raise our fine schedule to match the example shown to us by Don.
 2. Holiday decoration rules needs to be amended due to a typo in the original rules. BOD agreed to allow 30 days after the holiday to allow ample time for decoration removal.
 - g. Assignments arranged for Annual meeting. Kent will lead the meeting with assistance from Don. Teresa will take notes and Ken will lead the open forum.
- 8. Open Forum:** There were no homeowners present for the open forum.
- 9. Executive Session:** No executive session required at this time.
- 10. Adjournment:** Meeting adjourned at 9pm