

Loch Haven Hills HOA
Board of Directors Meeting 09/21/2016
Holiday Inn Express, Hayden

Attendees were Jim Lemm, Pres., Mike Murphy, VP, Roger Liermann, Treasurer, Jeff Cobb & Ralph Hallock, Directors. Matt Hall, Secretary, was absent.

Jim opened the meeting @ 10:00 AM

Financials for August had been delivered in meeting packet. Treasurer had no comments or changes. There was a short discussion of dues budgeting.

Minutes from meeting packet were approved with only spelling changes made. Minutes included were 6/15/26, 7/23/16 & 8/17/16, and will be posted to the website.

Court repairs were discussed and it was determined that no resurfacing will be planned next year, but cleaning of the courts should be increased. There was discussion of corrosion to our electrical wiring in the 2 pool heater rooms. It was suggested by our electrician that we install insulation, sheetrock fire taped and an exhaust fan. We also need to powder coat the lower pool bathroom dividers. It was voted to spend somewhat less than \$9,050 to complete all this work if any additional savings could be found. It will be a reserve draw to expedite the work.

There was discussion of budgeting for 2017. We decided to leave dues @ less than 100% receipts, to reflect past due. The budget for 2017 was approved and will be posted to website.

There was discussion of the Fire Smart type of program to avoid a fire that may spread throughout our community. Discussion included seeking signed documents from adjacent owners to avoid an insurance claims as in the past, as well as possible costs of survey to accurately determine property lines. Costs to complete the timber work were in the area of \$20K, less an estimated timber value of \$15K. There was some discussion regarding approaching Brookhaven to see if they could be included in the project.

There was discussion of our trail systems and how they may or may not encroach on private property. Requesting easements was discussed, to provide a legal access to maintain, weed, and etc. No action was determined as last time the right to easement was challenged, the property owner ultimately cooperated with the association.

*Minutes produced by Roger Liermann from a recording of the meeting.