

**LPPOA Annual Meeting of Property Owners
Minutes of Meeting – October 12, 2017**

Board of Directors present:

Randy Luukkonen
Don Freund
Scott Charter
Peer Brunnschweiler
Tim Wilson
Todd Leiferman

Absent:

Properties Represented (includes board members):

635 Freedom Trail	12 Pilgrims Lane	123 Liberty Square
112 Delaware Drive	16 Pilgrims Lane	412 Freedom Trail
404 Freedom Trail	18 Pilgrims Lane	104 Liberty Square
424 Freedom Trail	24 Patriot Court	216 Liberty Square
638 Freedom Trail	28 Patriot Court	480 Freedom Trail
110 Lexington Way	110 Vermont Square	26 Patriot Court

The meeting was called to order at 6:38 pm by Randy Luukkonen, HOA President.

1. A basic meeting agenda and the financial report up to today's date were distributed to attendees. The following agenda was addressed:
 - Introduction of the current board members – Randy Luukkonen
 - The Financial Report – Scott Charter
 - A review of 2017 accomplishments for the community – Randy Luukkonen
 - Items/agenda that board members wish to accomplish in 2018 – Randy Luukkonen
 - Open forum for questions
2. **Financial Report** – Lexington Place currently has approximately \$38,000 in reserves. The pool is completely paid for and we are in better shape financially than we had anticipated at this time last year. The board delayed most improvements in 2017 due to the installation of the new pool.

In 2017 we had about a 95% collection rate for HOA association fees. All homeowners in arrears have had liens placed on their properties and/or have begun to make payments towards their overdue HOA dues. Our collection rate for the last three years is 97%, much of which is due to the efforts of Scott.

Due to the positive financial standing of the HOA, we have voted to lower dues this year from \$450 to \$400. The original plan was to raise dues to \$450 for years 2017, 2018, and 2019. We will vote again at the end of 2018 to determine the dues for calendar year 2019. **Dues for 2018 will be \$400.**

The board has budgeted approximately \$7,000 in 2018 for improvements, though we retain the option of delaying or cancelling the improvements: 2018 improvements include:

- Repaint the tennis court and add pickle ball lines
- Update male bathroom at the pool; paint, new sink, and new exhaust fan
- Stabilize the erosion around the edges of the shallow ponds by the front entrance
- Add an additional street light at the end of the cul-de-sac by the tennis court
- Replace the fountains for the ponds on each side of the bridge (if they should fail)
- Additional landscaping around the pool area
- Make the grass area inside the pool area more user friendly (BBQ area, play area, picnic area)

Home sale data for Lexington Place:

Total Sales 2017:	17
Average Sales Price:	\$230,353
Average Sales Price / Sq. Foot:	\$96.60

3. **2017 Accomplishments:**

- The biggest accomplishment this year was the completion in May of a new \$73,000, 34'x40' concrete pool installed by New Era Pools. A saltwater chlorinator was installed with the new pool and after final inspection by the Health Department was completed, the pool was opened for swimming in the middle of May
- Trees behind the shallow ponds at the entrance were trimmed back
- New storage gate wheels and a track had to be replaced
- New poles and tennis net were installed on the tennis court
- The front entrance was power washed and the gates and pillars repainted
- Tennis court was power washed

Thank you Walter Rodriguez for the work you completed at the front entrance and tennis court area.

4. **Election of Nominees:**

- President – Randy Luukkonen (assumed position - one year left on term)
- Member at Large – Don Freund (one year left on term)
- Member at Large – Peer Brunnschweiler (one year left on term term)
- Treasurer – Scott Charter (one year left on term)
- Vice President – Steve Clark (newly elected to a two-year term)
- Secretary – Coriane Al-Shaikhly (newly elected to a two-year term)
- Member at Large – Hector Bencomo (newly elected to a two-year term)

5. **Open Forum/Questions and Answers**

Note: Most of the questions directed towards the board members during the meeting were answered during the financial part of the meeting's agenda.

Q: Can we do anything about the parking issues in the sub-division? My neighbor has like 5 vehicles.

A: As board members, we really have no authority to address parking violations. We recommend talking to your neighbor(s) to address those issues. Our covenants and restrictions does cover parking issues.

Q: We have folks who are walking, jogging, and walking their dogs during the hours of darkness and they are difficult to see. Can we get then word out for them to wear bright or reflective clothes?

A: Yes, we'll include the information in the minutes.

6. The board thanks Mr. Sanjay Bhatka for allowing us to hold the annual meeting in his facility. In addition, thank you to everyone who helps our community.

Meeting adjourned at 7:50 pm.

Respectfully submitted,
Todd Leiferman