

LRPOA GENERAL MEETING MINUTES

June 6, 2019

Board Members in Attendance: President April Thomas, Vice President John Dixon, Treasurer Sterling Meredith, Secretary Danielle Baker, Communications Chair Todd Rope, Member-at-Large/Architectural Committee Chair Steve Greynald and Architectural Committee Member Nick Iannetta

Homeowners in Attendance: 2

LRPOA GENERAL MEETING

Meeting Called to Order: 7:06P

The Board looked over the May 2019 Meeting Minutes. There were no additions or changes. Thomas motioned to approve the May 2, 2019 Executive and General Meeting Minutes as is, Iannetta seconded and all approved except Dixon abstained from vote.

General Action Item List

The Board went through the General Action Item List. Notes on Action Items:

Action Item #1 for Dixon - Took existing Manzanitas Board and applied a clear coat as well as bolstered the post. Looks good. Checked Camino Dos Rios post and it is in good shape. Calle Laredo has a post with nothing on it. Dixon has identified an art student in Lynn Ranch to create the artwork economically.

There was a suggestion to put the website address on Boards so homeowners can be reminded to go on LRPOA.org for information.

New Action Item for Dixon: Hire art student for Laredo board and coordinate process

Action Item #2 for Meredith - Print copies of membership form to have at 4th of July Breakfast

Action Item #3 for Meredith - Board discussed if a service exists where new homeowners' names and addresses can be pulled quarterly for the Welcome Gift. Realtors have access to pull this information. An idea is to offer the realtor exposure on the website. May not be a good idea since it can be perceived as favoritism. Greynald said he has access to all MLS closings. He agreed to pull monthly. The MLS list does not include names. The mailing can be addressed to "New Lynn Ranch Neighbors". Addressing in this manner would be easier and an efficient way to send the mailer.

Homeowner Questions/Comments

New homeowners in escrow of 831 Calle Sequoia attended meeting to ask about Architectural submittal process, fees and discussed projects they would like to complete once they close escrow. Board clarified any structure over 3' in height needs to be submitted for Architectural approval. Thomas mentioned outbuildings could potentially go into setback. ADU's cannot go into setbacks. Go to LRPOA.org for more information on specific property setback information. New homeowners were invited to attend the July 4th Breakfast. Details were given.

Treasurer's Report - Meredith

See attached Treasurer's Report for details. Top line information is as follows:

- As of June 6, 2019, the inflow totaled \$628.00 which included \$100.00 in donations, a \$3.00 bank refund and \$525.00 in membership dues. Outflow totaled \$1,203.97 which included Bank Charges, Gardener, Legal Fees, PO Box Rental Fee, Postage, Meeting Room Rental and Web Page Maintenance Fee.
- 2019 Annual Dues – 235 total paid members as of May (3 additional paid members within the last month); highest participation ever (35.8%)

Committee Reports:

Communications – Rope

Discussed what information should be included on the LRPOA website for paid homeowners' access vs non-member access. Also discussed having a private Board Member area which all Board Members agreed would be a useful section to add. Can include Executive Meeting Minutes and other private Board matters.

Some homeowner private area ideas can include pictures, message boards. Rope and Thomas can control permission levels of people who request access.

Rope said Weebly can help reorganize website. Rope checked and website traffic has increased. We had one PayPal Membership paid in May.

Thomas asked Rope if website is up to date. He confirmed it is for the most part, but he still needs to update the permit log. The Real Estate section for escrow companies' reference is up which will include the Bi-Laws, three months of Meeting Minutes and CCR's. He needs to add April and May 2019 Meeting Minutes to section.

New Action Item: Add April and May 2019 Meeting Minutes to Real Estate section of website.

Thomas suggested adding the "Co-Existing with Wildlife" one-sheets the LRPOA received from the Urban Wildlife speakers up on the site.

New Action Item: Add "Co-Existing with Wildlife" on website.

Fence and Architectural Guidelines - There were no changes so Rope motioned to adopt guidelines, Dixon seconded, all approved.

Architectural - Greynald/Iannetta

Greynald passed out updated Architectural Permit Log. There were no new submitted applications for the month.

Welcome

The Board discussed ideas for Welcome Gifts. Meredith would like to give something for the home. For the current gift that is given out, license plate frames, a 250 minimum order is required. If it is decided to continue with the license plate frames, maybe upgrade to metal instead of plastic. Some other ideas to consider were "Hip" Trucker Hats, Door Mat, Keychain and Lynn Ranch Blank Rubber Stamp Frame.

Association Business

It was decided to table agenda item “ideas for projects to be tackled in the next year” until the August Meeting.

Meeting Adjourned: 8:43pm