

Minutes
Lake Creek Farms Homeowners Association
2016 Annual Member Meeting

June 28, 2016
Lake Creek Farms Park Pavilion

Attendance:

Board Members: Rick Bisel, President; Michael Cole, Vice-President.

Excused: Laura Kent-Jensen, Treasurer.

Association Members: There was not a quorum present, so no formal votes were taken.

Call to Order:

The meeting was called to order by Rick Bisel at 7:10 pm.

Financial Report:

Mike Cole presented the financial report and 2016 budget. Highlights included:

- The board is not proposing an increase in dues in 2016.
- The total 15-year loan for the park was \$149,996.13. We were actually under budget, but drew down the entire amount initially to allow for unexpected contingencies. The board authorized an additional principal payment of \$10,000 in September 2015, which will also reduce the time needed to pay back the loan.
- The HOA's lender has an option to bill members monthly. While our annual fee is quite low, this may be more convenient for some. There were no strong feelings for or against this option.

Park Update:

Michael Cole presented a status report on the park:

- The board solicited proposals for park maintenance. The Lusters provided a proposal which was the lowest cost option. Thus far, Mariela and Brinlee Luster have done an excellent job.
- The board has discussed possibly installing a wind screen on the tennis court fence.
- The board discussed adding video monitoring to the park, but has decided to delay this unless more frequent problems become apparent.
- Larger maintenance issues are ongoing. The priorities this year include adding additional road base near the perimeter and keeping the grass green. Watering has been a problem due to the

undersized water supply line which is expensive to replace. As a result, we have five controllers that must be properly synced to avoid conflict, and the water filter clogs rapidly reducing the water supply. A larger water filter with a cleaning mechanism will be installed.

Summer Socials:

The board hosted a barbeque in the park on June 2. Attendance was excellent, and members appeared to enjoy the chance to socialize. Two more barbeques will be held this summer on July 12 and August 16.

Integration Strategy:

The challenge of how to involve all Lake Creek Farms property owners with the association and decision making about our jointly owned common areas is difficult. When approached in the past, a few property owners in plats D and E have opposed efforts to join. Mike Cole pointed out that several property owners in plats D and E have voluntarily paid dues. His opinion is that his neighbors probably do not oppose joining the HOA as much as they oppose being subject to CC&Rs and association rules.

The original documents indicate that all phases of Lake Creek Farms are part of the Lake Creek Farms HOA; however, the County allowed the new developer to form a new HOA within a specific time period that would work with and share costs with the existing HOA. The developer never completed this requirement and the county failed to enforce the provision resulting in 2/3rds of the neighborhood bearing all of the costs.

After some discussion, it was agreed that the HOA should seek legal review of the situation and recommendations on how to rectify the situation.

Election of Trustees:

Michael Cole's term of office ends this year. No other property owners have volunteered to serve on the board. No one at the meeting was willing to serve on the board. To the relief of all in attendance, Mike agreed to serve on the board for another term with the unanimous support of those in attendance. Since there was not a quorum present, a formal vote was not possible. The board later affirmed this decision.

Adjournment:

The meeting was adjourned at approximately 8:00 pm

Respectfully submitted: Michael Cole