

**Board Meeting Minutes**  
**3/11/2024**

**CALL TO ORDER AT 6:24 P.M.:** Brian Dennis

**MEMBERS PRESENT:** Brian Dennis, President; Liz Arizpe, Vice-President; Tracy Petruska-Brumley, Treasurer; Linda Carullo, Secretary; De’Juan McDuell, Director; Darrell Hotler, Operations Manager; Dave Carullo, Finance Manager

**OPERATIONS MANAGER’S REPORT – Darrell Hotler**

- I. Mailbox update
  - a. To comply with the USPS regulations, the post needed to be redesigned and will require an additional piece.
  - b. Installation will begin in April and should be completed this summer.
- II. Streetlight at the corner of Lake Pointe Dr & Gardenia
  - a. The streetlight has an electrical problem, would cost approximately \$6,000 to fix it, and would require cutting through the road.
  - b. The location of the streetlight is amply lit by garage lights. There are no other streetlights on that side of the road.

**MOTION:** De’Juan moved to remove the light pole and cap it; Seconded by Liz; Motion unanimously carried.

- c. Darrell will have the electrician remove the light post and cap it.
- III. Floodlight at the entrance - Darrell will purchase the replacement floodlight and have an electrician install it.
- IV. Fence replacement – Discussion took place about the length of fence needed to replace fencing that had blown over for one of the residents. Darrell will get two quotes for installing the fence. The resident would need to file an Improvement Variance Request if they want to install additional fencing.

**FINANCE MANAGER’S REPORT – Dave**

- I. Account updates were discussed.

**OLD BUSINESS** – Linda

I. **Neighborhood Grant**

- a. An application was submitted to the city’s Community Engagement Department requesting grant money for two projects at LPG. HOA/POA communities are required to match up to 51% of the cost of projects. (The previous sidewalk projects were handled differently.)
  - i. Mailbox Replacements (materials and labor) – Total cost submitted was \$15,900, so 49% of that was our grant request in the amount of \$7,791.
  - ii. West Berm Improvements (fence line by Strack’s between Lupine & Aster) – Total cost submitted was \$7,546, so 49% of that was our grant request in the amount of \$3,697.54.
- b. Maggie Clifton, from the Community Engagement Department, said they had to cut \$85K from their budget so their decision was as follows:
  - i. Mailbox project – No grant money was awarded to the mailbox project. LPG will need to fund 100% of this project, which we had budgeted for.
  - ii. West Berm project – We have been awarded a grant of \$3,500 to be used for this project, however, that would mean we must spend 51% (\$3,642.85) to comply with their requirements.
- c. Discussion took place about how this grant decision would impact our POA Capital Funds. Considering potential future expenses, modification options were discussed.

MOTION: Brian moved to modify our West Berm project to:

- 1) Move forward with the proposed Stump/Tree Removal (*includes the removal of 13 stumps, 1 multi-stem tree, and 1 dead spruce*) for the cost of \$1,425;
- 2) Modify the proposed Tree Replacement to install only two (2) trees this year instead of the recommended seven (7) trees; Install more trees at a later date.

Seconded by Tracy; Motion unanimously carried.

- d. Darrell would request a revised quote for installing two trees. Linda will contact Maggie with the modified amount we are able to accept for the grant for the West Berm project.

- II. **On-street Parking update** – A courtesy letter will be sent to the condo owners letting them know they may use the parking pads on Columbine Cir, but that on-street parking is restricted according to our Rules & Regulations and violators may receive a citation/fine.

- III. **Rental update** – According to our Rules & Regulations there are restrictions placed on leasing. The tenant of the homeowner in violation of these rules has vacated the premises and that property will be put up for sale soon.
- IV. **Townhome insurance update** – We had given a 90-day extension to a homeowner to upgrade their insurance coverage to be in compliance with our Covenants. Proper insurance coverage has been provided.
- V. **Citation update** – A resident was issued a citation for not removing their holiday decorations. They removed some of the decorations, but not all. A second citation was issued along with a fine. They removed the decorations but did not pay the fine. Discussion took place and it was unanimously decided that collection procedures would be followed to collect payment for the citation fine.

#### **NEW BUSINESS**

- I. Non-resident Fishing – If residents notice a non-resident using Wildflower Lake for fishing or any other purpose, they should contact the police regarding the trespassers.
- II. Geese
  - a. Residents are asked not to feed geese.
  - b. Tagged geese and Emperor geese (geese with orange feet) are protected by the federal government. Hurting the protected geese could invoke a federal fine.

**ADJOURNMENT** – Linda moved to adjourn; Liz seconded. The meeting adjourned at 8:45 p.m.