

LOST CREEK BOARD MEETING – April 12, 2015

ATTENDEES:

President: Ken Carpenter
Secretary: N/A (Betty Serati absent)
Treasurer: N/A (Nancy Gaylor absent)
Clubhouse: Lorie Alexander
Maintenance: Rick Finch
Pool: Meghan Johnson
Landscape: Terry Brooks
ACC: N/A (Terry Brooks is on committee)

No guests were present.

Ken Carpenter called the meeting to order.

PRESIDENT:

David Cook spoke to the two households about the dues/assessments owed.

One family indicated they did not appreciate the way the assessment was handled; they are not paying the \$200 assessment as a protest.

The other family plans to move. They have back dues owed for 2014/2015, and they owe for the \$200 assessment

A lien was placed on both homes. Certified letters were sent, but neither homeowner picked them up at the post office.

A motion was made to waive the interest on dues and assessments owed from 2014 and allow the two late homeowners to pay amount equal to other homeowners who paid on time. This motion would include waiving interest for the third homeowner who paid late and to refund money; so everyone would pay the same as other homeowners who paid on time. The vote was 4 to 2, in favor of NOT waiving the interest on assessments and HOA dues. Two dissenting votes were Ken Carpenter and Betty Serati.

Homeowners in arrears with dues/assessments should not use the amenities.

TREASURER: No report

CLUBHOUSE:

The Clubhouse cannot be used as an adoption center for pets, as requested by one of the homeowners.

There are two rentals scheduled for March and two rentals scheduled for April.

A homeowner said she does not like the new decorations for the Clubhouse; she would like to take the new décor down and replace it with the previous décor. The Board voted not to remove the wall hanging.

Discussion ensued on whether the security system should be left on and repaired or turned off permanently. There were questions on what our insurance coverage is. Aside from vandalism, the question was asked why we need the alarm system.

Lorie is looking into WIFI for the Clubhouse and pool.

The question was asked about whether the rental money for the Clubhouse should go back into the Clubhouse budget.

Two estimates were received for repair on the workout room to open up the doorway, remove the carpet, and install tile. It would be \$3000 for "wood tile".

To open up the door, remove the florescent lights, repair the ceiling, add lights, remove mirror wall on one side, remove wallpaper in pool bathrooms, replace all 4 rusted stalls, replace counter top and sink in the men's bathroom... Beverley Hills Bath quoted \$7,353, with \$3115 for the flooring.

Lorie was granted the authority to get final estimates for adding HVAC to bathrooms and begin the remodeling on the bathrooms, hallway, and to change the locks.

MAINTENANCE:

Rick fixed 2 sections of fence. He also cleaned up trash from the Lost Creek entrance.

POOL: No report

LANDSCAPE:

Terry has two prices on spot fixing trail: \$1945.00 and \$1650.00 to drop and spread gravel for trail.

The work day is scheduled for Saturday.

The playground needs mulch. Prices are: \$353 for 11 yards from Stone Forest (2 palettes) and \$379 for 11.1 yards at Lowes.

ACC:

Homeowner who should have finished his driveway last year STILL has not completed it. The Board needs to address this issue.

Next HOA Board Meeting will be Monday, May 4, 2015

Meeting was adjourned.