

## LOST CREEK BOARD MEETING – June 1, 2015

### **ATTENDEES:**

President: Ken Carpenter  
Secretary: Betty Serati  
Treasurer: Nancy Gaylor  
Clubhouse: Lorie Alexander  
Maintenance: Rick Finch  
Pool: Meghan Johnson  
Landscape: Terry Brooks  
ACC: Gail Stanton (Terry Brooks is also on committee)  
Guests: New owner of 298 Oak Meadow Court and Gail Stanton

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Ken Carpenter called the meeting to order.

**MINUTES:** The minutes of the May 4 meeting were approved as read.

### **TREASURER:**

- As of April 30, we have \$22,359.21 in our main account and \$38,202.39 in our savings account.
- At this time – because the leak has been found – we have gone from a January water bill of \$392 to an April water bill of \$7.00! The repair of this long-time leak will save us hundreds of dollars every month.
- Nancy is going to confer with Barbara Hipp and Betty Serati to get an accurate list of current residents, so that dues bills can be sent for the second half of 2015. Nancy suggested that large expenses been delayed (if possible), until dues money starts coming.

### **CLUBHOUSE:**

- Phase 1 repairs have been done; both bathrooms near the pool have been renovated. We spent \$1400 on paint and repairs and \$250 for electrical issues.
- The Clubhouse was washed and sealed in 2014. The previous chairperson suggested that the clubhouse be cleaned. We can save \$3253 by not staining it. It will cost \$2776 to wash the clubhouse. This is necessary to maintain our beautiful log cabin. Washing includes repairs of small holes and insect removal. It will be an additional \$1498 to clean the louvers and apply the sealer, for a total of \$4274.
- Terry and Rick have offered to clean the deck, which will save Lost Creek quite a lot of money.
- In May there were 4 rentals and 2 cleanings of the Clubhouse.

### **MAINTENANCE:**

- Bikers on the trail are a problem. They displace the gravel and frighten walkers.
- Ken will send out a message to the neighborhood about bikers and other issues.

### **POOL:**

- The Memorial Day BBQ was well attended, despite the rain. RSVPs were received for over 100 people.
- Since Kona Ice was such a hit at the BBQ, it was suggested that we pay Kona Ice \$45 to come to Lost Creek each month. The Board denied this request.
- Meghan is investigating issuing wrist bands to families (2 per family) to authorize them to use the pool. We are having problems with non-residents using our pool and bringing multiple guests. One non-resident had his child's birthday party at our pool.
- The Board also discussed ways of listing guests to limit the number. Currently the Pool Rules state that not more than 6 guests are allowed per household, and the Lost Creek resident must accompany the guests. This rule is not always being followed

### **LANDSCAPE:**

- The irrigation repair has been done and will save Lost Creek on the water bill.
- The new sod at the entrance has been delayed due to the heavy rains we have been experiencing lately. We need to have some irrigation to avoid a 'marshy' area; a French drain was suggested.
- The landscapers indicated that the current grass that died could have a zoysia disease.
- We had a request to clean the bridges; they are slick and dangerous for walkers.

### **OTHER BUSINESS:**

- Gail Stanton brought a request from the ACC that the Board investigate the hiring of a management committee. This would avoid neighbor-to-neighbor interactions, which occasionally have been unpleasant. She had a request that a homeowner's dumpster be removed, as it had been at the house for a long period of time.
- There is a concern that the mailbox posts which were ordered some time ago have still not been delivered. Several neighbors have paid for them and are awaiting them. The carpenter who makes them has a lot of other work and is slow to get them made. In Ken's message to the neighborhood, he will ask if anyone knows of another carpenter who can also provide this service.
- The Board authorized Betty Serati to buy two additional tables for the Clubhouse. Currently, we have six tables, and that is not enough for our needs.

**Next HOA Board Meeting will be Monday, July 13, 2015** (second Monday of July to allow Treasurer to have current records for the end of the previous month)

Meeting was adjourned.

Respectfully submitted,

Betty Serati, Secretary