

Approved Minutes

Meeting of the LMA Board of Directors September 26, 2016 at East Lake United Methodist Church

The meeting was called to order at 7:04 PM by Ron Schultz, Vice President.

Attendance:

Directors present - Jerry Hannon; Patty Hayes; Eric Honnold (by phone); Bruce Insana; Ron Schultz; Jon Walek.

Directors absent - None

Others in attendance: Ed Anderson; and 8 residents.

Motion: to approve the minutes of the regular meeting nine of 9/8/16.

Move by: Patty Hayes

Seconded by: Jon Walek

Approved: 6-0

Presidents Report and Residents' Remarks:

One resident commented that the homeowners of Lansbrook need a more modern and cleaner playground. He stated that this is a family community and families need a quality place where they can meet and take their children. Treasurer Patty Hayes replied that LMA has enough in the reserve fund for this equipment to replace and refresh "in like kind". She further noted that this means that there are provisions to provide something similar to what we now have. However, any kind of significant improvements to the quality of these recreational facilities would require special expenditures not already funded. President Eric Honnold added that previous studies of the playground facilities indicated that minor renovations would cost about \$25,000, while a major renovation and improvement would be likely to cost about \$100,000.

A resident of Highgate asked about the status of replacement of their chemically burned hedges on the Lansbrook Parkway berm. Ed Anderson replied that we have had Valley Crest do an analysis of the soil to determine what is there, what is needed, and what has to be done to maintain that hedge line. Also, since some of the plants in this hedge line has been infected by disease, that we need to determine what has to be done for remediation of the fungus and those plants which were not damaged by past LMA fertilization efforts. Patty Hayes asked Ed to work with the Highgate HOA President and their landscaping company, and also to bring Valley Crest into a four-way determination process.

Treasurers Report:

Patty Hayes indicated that LMA has approximately three months of expenses and operating cash on hand. At this point it is likely that we will have total operating expenses that will be approximately \$4,000 under budget for the year. She further noted that LMA normally has a Budget Meeting in September, but, this year we have a reserves analysis study which has not yet been finalized, and which could have a significant effect upon our budget. Until that study has been finalized we will not be able to complete our 2017 budget. Two residents expressed concerns about the timing of the 2017 LMA budget since that becomes a big component for their own HOA's budgets. Patty Hayes indicated that she appreciated and understood that concern but noted that LMA is legally obligated to fully fund its reserves, and that at this point in time, although some progress has been made, we have not yet been able to reach agreement with the reserves study company and their current position, if unchanged, could lead to a significant increase in fees charged to the constituent HOAs in Lansbrook.

Irrigation pump replacement:

Ed Anderson noted that one of our irrigation pumps, S-2, needs to be replaced. This pump services the area all the way from Golfside up to Lakefront Park. Patty Hayes noted that our current reserves covers the full \$50,000 cost to replace this pump.

Motion: To approve the replacement of irrigation pump S-2, at a cost of \$50,000, to be funded by our reserve for this equipment.

Moved by: Patty Hayes
Seconded by: Eric Honnold
Approved: 6 to 0

Replacement of equipment versus outsourcing:

Ed Anderson indicated that LMA owns three pieces of equipment used to maintain our soccer fields. This equipment dates back to 1996 and we need to either replace that equipment or have the necessary servicing of our soccer fields done by an outside vendor. The replacement cost for the three pieces of equipment would be approximately \$40,000. We have found a servicing company who would charge \$2,200 to aerate our fields twice a year and to top dress the fields.

Motion: To approve the outsourcing of the aeration and top dressing of our soccer fields and to dispose of, by sale, all the related 1996 equipment owned by LMA.

Moved by: Patty Hayes
Seconded by: Jerry Hannon
Approved: 6 to 0

Knob View median islands:

Having previously discussed the issue at the last board meeting, and with the rehabilitation plan accepted for these LMA-owned median islands, the only issue remaining is to approve the expenditure of the \$8,000 required to accomplish this.

Motion: To approve the expenditure of \$8,000 for the rehabilitation of the LMA-owned median islands on Knob View Way.

Moved by: Patty Hayes
Second by: Eric Honnold
Approved: 6 to 0

Managers Report:

Ed Anderson indicated that Lansbrook staff was here over the weekend of Hurricane Hermine and were able to quickly provide a clean up and any necessary repairs. Ed also noted that the viburnum on the Beresford berm is now flourishing; the dead Washingtonians have been removed. Pine straw mulch has been laid down in all LMA areas. Regarding the irrigation system, six irrigation breaks were repaired. In response to one resident's comment, Ed noted that there are 5000 sprinkler heads in Lansbrook, comprised of 210 zones, and a single cycle of the irrigation system takes approximately eight and three-quarter hours.

Motion: To adjourn at 7:48 PM.

Moved by: Patty Hayes
Seconded by: Jon Walek
Approved: 6 to 0