

DATE: 8/19/26

TIME: Meeting called to order at 6:31 pm by Dave Foss.

Meeting Location: Kim's garage

In Attendance: Kim Cunningham (Treasurer, Board Member), Dave Foss (President, Board Member) Jen Ciano, (Secretary, non-board member), William Lowenstein (volunteer, non-board member), Phil Burton (volunteer, non-member), Lance Holecz (Landscaping & Shoreline, Board Member), Ursula

Absent: Jerry Sturm, Bob Reno

Meeting Purpose: Board Monthly Meeting

Agenda Item:	Discussion Points:	Actions:
Owner's Properties discussed	• Bob Reno property shingles, siding fascia and soffit. Colors on file with LEPOA • O'Neil's Property Dock, retaining wall & beach-diagram on file with LEPOA • New family moved into Biens home.	• Reno Passed-Kim, Dave, Lance. (3 yes) • O'Neil Passed- Kim, Dave, Lance (3 yes)
Shoreline	• Shore line, rip rap corrections are working with Dave. They said they are currently getting estimates.	
Insurance	• Increase in insurance for Board volunteers and increased protection of LEPOA	• Passed- Kim, Dave, Lance. (3 yes)
Front Container	• Possibility of shed for packages in the winter to prevent packages being left at gates.	• Passed- Kim, Dave, Lance. (3 yes).
New Voting-working on options to pursue in Spring	• We will be looking to change voting in the change/covenants. • Change would be only votes casted will be counted if there is a quorum of 51 percent, votes would only be by mail. • 2/3 of the votes that are received will be needed to pass. • Each property that has paid their dues will get one vote only.	
October elections	• Dave Foss, Kim Cunningham spots open.	• Jen will send out information and email (through Dave)
Gate landscaping	• Dave & Kim proposed options for the gate landscaping. • First step is mound dirt. That will be the start.	
Treasurer's Report	• Checking, \$23,145.58 Savings: \$18,706.82, Money set aside for Landscaping is in checking \$3,066.40.	

Meeting Adjourned at 7:26 pm by Dave Foss. All were in favor. Typed and submitted by: Jennifer Ciano, 8/19/2026