

**LPCC Board of Governors Meeting  
Minutes 2025-09-09**

**I. Call to Order**

Attendees: David Newman, Ann Pitts, John Ausink, Elizabeth Wray, Elizabeth Sheehy, Shelya White, Natalie Roy, Paul Showalter

Absences: Bill Anhut, Jeannette Wick

Note Taker: Elizabeth Sheehy

**II. Review and Approval of July/August minutes – Shelya asked that several misspellings and typos be corrected. Approved unanimously as amended.**

**III. Announcements and Administrative Items**

- Thank you to Shelya White for donating a new outdoor tent in memory of her husband, Robert White. Ann will coordinate purchasing and attaching a commemorative patch to the tent.
- Ann Reimers will be going by Ann Pitts henceforth.
- Elizabeth Wray reported that the people who will be standing for election as LPWC BOG representatives will be David, Bill, Shelya, Paul and maybe Elizabeth W. The election will be held next Thursday.
- LPCA elections will take place Sept 10. Natalie is the nominee for LPCA President for the 2025–26 year. Four possible LPCA Representatives to the BOG are: Michael Kunkler, Ann Pitts and Elizabeth Sheehy.

**IV. Old Business - none**

**V. Treasurer's Report (John)**

- July and August reports will not be available until Liz Delmar returns from vacation at the end of September. The annual report was published in the September newsletter.
- John will file our annual federal tax report (990-EZ) before the end of September.

**VI. Rental Agent Report**

Rental income only (does not include fundraising and donations)

July 2025 earned rental income	\$ 7,750
Aug 2025 earned rental income	\$ 9,475
FY 2026 total rental income	\$ 17,225
Corresponding FY 2025 income	\$ 20,522

- The August report was sent to the BOG on 9/5/25.

## VII. Building Maintenance and Capital Improvements

- Ann reported that the electronic door lock on the portico door failed a few weeks earlier. Replacement has been a challenge. As previously discussed with the BOG, the new lock we have now ordered will be remotely programmable. We have been temporarily using a realtor lockbox and regular keys. Paul suggested replacing the basement door lock because it has surpassed its expected life and periodically has been malfunctioning. The estimated replacement cost is \$250.00. Elizabeth S. suggested that once we are no longer using the realtor lockbox, override keys for the basement and upstairs room should be left in the lockbox for an emergency situation.
- Tree pruning/removal plan (Bill) discussion is on hold. David will contact Steve Geiger to ascertain the health of a tree across from 414 N. Garfield in the meantime.

## VIII. New Business

- VOTING ITEM: Approval of the FY26 budget (Ann) – Approved as written and attached here. Before the vote, several things were discussed including: the playground fundraising process; a line item added to the budget to support community events (e.g., covering cleaning costs); and, the importance of updating the rental website's functionality to reduce burden on the Rental Agent. The Board will discuss possible additional spending items at future meetings.
- The rating of our commercial liability insurance provider, Alliance of Nonprofits, was downgraded. A letter from our insurance broker stated: "Alliance of Nonprofit is currently rated as an A- but has a negative outlook and plans for being downgraded. The minimum rating we want our carriers to carry is an A-." On the telephone, our agent didn't express significant concern at this time, though, and promised to review Alliance prior to our renewal time in November.
- Arlington County is requesting we update our property tax exemption application, to facilitate a county review of our status. The county has prior correspondence with the LPCC, but no record of an application for property tax exemption in the past. The filing is due October 1. David will be drafting a response to protect our tax-exempt status. Suggestions to support the argument were made, including using the text of the County Proclamation about LPCC that was passed during the summer of 2025.
- VOTING ITEM: Recommendation to advance consideration of Ashton Heights Civic Association (AHCA) as constituent organization of LPCC. – Approved with six votes for and two abstentions (Elizabeth W and Paul). Based on preliminary input at the August meeting, David spoke with Scott Sklar, President of the AHCA, about the idea of the AHCA becoming a constituent organization of LPCC, which is permissible under the LPCC Bylaws. Scott was supportive. Following up the BOG's approval, David will aim to raise the issue at the next meetings of the LPCA, LPCW, and AHCA. If all

entities approve a third constituent group, the AHCA, LPCA and LPWC would each have an equal number of BOG representations. The process could take a year.

#### IX. Committee Reports

- Playground Committee (Paul)
- Rental Procedures Committee (Ann) We are now returning security deposits twice a month.
- LPCC Pricing and Usage Committee (Bill) on hold until next month.

#### X. Special Events

- Spaghetti Dinner (9/28) -- New organizer, Lindy Love, is being supported by veteran organizers.
- Fall Food Truck Festival will not take place this year.
- Yard Sale – A new organizer, Sophie Oberstein, has volunteered. The event may take place 10/25. Elizabeth Sheehy will contact Sophie to confirm the date and support her.
- Halloween parade (10/25) and bonfire (10/31) – Bathrooms will be available during the bonfire. Paul, Natalie and Tabitha will be in contact. Elizabeth S. noted that her family will not be there, so the organizers will need to find a volunteer firefighter to attend.

#### XI. Action Items

- Ann will coordinate purchasing and attaching a commemorative patch to the tent that Shelya donated.
- John will file the annual tax report before the end of September and get a copy to David.
- David will contact Steve Geiger to ascertain the health of a tree across from 414 N. Garfield
- David will prepare a filing for Arlington County to continue our tax-exempt status.
- Ann will facilitate the portico door lock replacement.
- David will pursue the possibility of AHCA becoming a constituent organization.
- Ann will pursue maintenance items approved with the budget approval.
- Ann will coordinate with Lori Cruz to revise the website.
- Elizabeth Sheehy will contact Sophie Oberstein about the yard sale.

#### XII. Adjournment 8:27 pm