

## LPCC Board of Governors Meeting Meeting Minutes 2026-3-10

### I. Call to Order

BOG Attendees: Michael Kunkler, Paul Showalter, Elizabeth Wray, Steve Geiger, Shelya White, Ann Pitts, Bess Zelle, Elizabeth Sheehy

BOG Absences: Bill Anhut, David Newman

Guest Attendees: Susan England (Land Design), Sean Kenneally (Lyon Park resident and member of the playground committee)

Rather than following the usual order, the meeting began with a presentation on the most recent playground design by Susan England, of Land Design, who was brought in by, and is assisting, the Playground Committee. Because an extended discussion on the design took place, the rest of the BOG meeting was truncated.

### II. Playground Committee Presentation (Susan England of Land Design)

Susan's presentation included a recommended playground layout, details of phasing the construction work, the price difference for three grades of playground equipment, and rough cost estimates.

A lengthy conversation took place regarding the proposed plan and fund raising. The proposed design generally is consistent with input received thus far from the community. A large portion of the cost of the project would be for infrastructure work to handle the flooding that occurs in the area now. If the full scope of the playground construction were completed at one time, rather than in phases at different times, there would be a significant cost savings; however, building in phases would allow more time to raise funds. If built in phases, the parts of the playground that were completed earlier could remain open during subsequent construction. Finally, Susan explained that any preliminary cost estimates provided at this stage are likely higher than the bids we expect to get from builders during the competitive bidding process.

Several points were reinforced by the BOG during their discussion:

- The survival of our trees is a top priority.
- Community input and feedback must and will be solicited regularly throughout the design process.
- The BOG will not consider taking out a loan for these purposes.
- The intention is to fully fund the project before starting the associated work. If done in phases, each phase would be funded before starting work.

A robust conversation on how to engage the LPCC community took place. The conversation ended as follows:

**VOTING ITEM:** The BOG authorizes the playground committee to move forward with fundraising for Concept 3, assuming we will phase the construction, on the provision that

the committee actively seeks the community's input (which may include a community wide-vote) and will hold a vote if it is determined to be a legal requirement.

The vote passed. Yes - 7, No - 1

### III. Review and Approval of February minutes - Approved

### IV. Announcements

- New phone number for LPCC Rental Agent and property manager Lori Cruz: 703-718-6568
- Little Beginnings held their celebration on Fri, March 6<sup>th</sup> after being snowed out on Feb 20<sup>th</sup>. They were very appreciative.
- After MedicalMe expressed interest in holding camp at the LPCC this summer, a contract was sent for them to rent the community center for three weeks in July (weekdays only).
- It will cost \$350 to repair the snowblower plus approximately \$100 annually for maintenance
- Any budget items for FY27 need to be estimated and sent to Ann and David before the April meeting (4/14). These will be discussed and voted upon in June. Expected proposals: floor refinishing, street corner sign at Pershing and Fillmore, renovation of bridal dressing room including HVAC addition
- Tickets for the March 24<sup>th</sup> concert are now available
- Grounds Committee will discuss their 10-year tree plan for the park at our next meeting

### V. Treasurer's Report (Michael)

- February reports were sent out by Michael on 09 Mar 2026.
- As of 28 Feb 2026, cash in the banks was \$235,715.59, of which \$45,195 was renter deposits.
- Revenues for Feb were \$12,145, expenses of \$6584, for a profit of \$5660 (8% less than Feb 2025).

The meeting concluded at 8:10pm without discussing items below that were on the agenda. BOG Members were asked to review the items below and contact the group if they have questions, comments, etc.

### VI. Rental Agent Report

Rental income (Does not include any other form of income.)

Feb 2026 rental income	\$ 7575
FY 2026 total rental income	\$ 61,235
Corresponding FY 2025 total	\$ 74,170

## VII. Building Maintenance and Capital Improvements

- Snow removal operations update (Ann/Paul)

## VIII. New Business

- Discussion of whether the BOG should purchase a generator (Paul)

## IX. Committee Reports

- Grounds Committee (Bill and Steve)
- Rental Procedures Committee (Ann)

## X. Special Events

- Report on Valentine's cupcake sale (Elizabeth W.)
- Report on Celebration of Newsletter team (Elizabeth S.)
- Chili Cook-off, Sun 3/15 (Elizabeth S.)
- Women's Month Concert, Tues 3/24 (Paul)
- Community Seder Dinner, Wed 4/1
- Spring food truck event?
- LP/AH community picnic, date? (Elizabeth S.)