

**United Lost Lake Property Owners Association
Regular Monthly Board Meeting Minutes
January 16, 2010**

The regular monthly meeting of the Board of the United Lost Lake Property Owners Association was called to order by President Finn at 9 a.m. on Saturday, January 16, 2010, at Lake Court Center. President Finn welcomed everyone in attendance.

Attendance: Don Finn, Sue Hill, Lois Lytle, Charlie Moore, Marty Portner, Mike Robinson, Crystal Pohlman and Barb Wiese.

Absent: None.

Guests: (see **ATTACHMENT A**).

ANNOUNCEMENT OF OFFICERS AND COMMITTEE CHAIRPERSONS: Mike read the names of each committee and their chairperson, and the Board officers as follows:

Don Finn, President, Office Administration, ECC
Marty Portner, Vice-President, Long Range Planning, Property Maintenance
Mike Robinson, Secretary, By-Laws, Rules & Regulations
Crystal Pohlman, Treasurer
Sue Hill, Covenants, Security
Lois Lytle, Social Committee Liaison
Charlie Moore, Parks and Roads
Barb Wiese, Dues & Assessments Review

MOTION TO ACCEPT JANUARY 16, 2010 AGENDA (see **ATTACHMENT B**): Mike made a motion to accept the agenda, seconded by Marty. A voice vote was taken, and all present were in favor, none opposed.

MOTION TO ACCEPT DECEMBER 19, 2009 REGULAR MEETING MINUTES: Mike made a motion to accept the December 19, 2009 regular meeting minutes, seconded by Charlie. A voice vote was taken, and all present were in favor, none opposed.

MOTION TO ACCEPT JANUARY 4, 2010 EXECUTIVE SESSION MINUTES: Mike made a motion to accept the January 4, 2010 executive session minutes, seconded by Lois. A voice vote was taken, and all present were in favor, none opposed.

MOTION TO ACCEPT TREASURER'S REPORTS (see **ATTACHMENTS C**): Crystal explained December's expenditures and answered questions. Crystal indicated that once all the invoices from December are paid and a final ending balance is determined, any leftover money would be put into the reserve account. Mike made a motion to accept the Treasurer's report for December, seconded by Lois. A roll call vote was taken, and all present were in favor, none opposed (**8 yeas, 0 nays**).

COMMITTEE REPORTS

ROADS: Charlie stated that he frequently travels the roads, checking for areas that may need snow/ice control attention, and overall, the road conditions have been satisfactory. As road complaints are referred to him, he will do his best to address them. Charlie reported that two loads of salt had been ordered thus far, and efforts are being made to conserve on the usage of salt, to ensure that pothole problems in the future are minimal. Charlie is hoping that only one more load of chips would be required. Charlie thanked John Mulholland for removing the Christmas decorations from both gates.

BY-LAWS/RULES & REGULATIONS: Mike indicated that the Rules & Regulations do not specify a late fee for property owners who do not pay their violation fine on time, and he would like the Board to approve adding verbiage to the fine structure section. Initially, Mike a motion to include late fee verbiage, but President Finn requested that Mike withdraw the motion, pending review, further discussion and possible suggestions by Board members. Mike withdrew the motion.

SOCIAL LIAISON: Lois reported that the speakers this week at Senior Focus were Pine Hill Inn Bed & Breakfast owners Ken & Chris Williams, and in February, the speaker will present organic farming. The next 5th Friday is January 29th. Lois reminded everyone to donate food in January to benefit Life Line in Oregon.

DUES & ASSESSMENTS REVIEW: No report given.

ECC: President Finn reported that the ECC had met and discussed reducing the non-refundable permit fee for the Workman's home (04-0075) that burned down, from \$2,100.00 to \$1,100.00, which will be used to pay for building inspections. The ECC approved the reduction, with the understanding that all the ECC rules for a new home would apply.

MOTION: Marty made a motion to reduce Mr. Workman's out-of-pocket costs by \$1,000.00, seconded by Charlie. A roll call vote was taken, and those in favor were Mike, Lois, Sue, Don, Crystal, Marty and Charlie. Barb abstained. (**7 yeas, 0 nays, 1 abstention**).

President Finn stated that the variance for a detached garage on a vacant lot owned by the Heidens, approved at the December 2009 meeting, might have been done improperly. President Finn stated that the POA attorney has since submitted in writing his opinion that the Board did not have the authority to approve the variance, citing that the Covenants, Conditions & Restrictions for the New Landing Subdivision do not allow the ECC or the Board to grant variances for detached buildings on vacant lots. Long discussion ensued, and numerous comments were made by Board members and community members, including those of Mr. Heiden. President Finn requested that the Board rescind the variance granted in December, commenting that it is the Board's fiduciary responsibility to follow the Covenants and By-Laws as they are written, regardless of whether the Board agrees or disagrees with them.

MOTION: Mike made a motion to rescind the variance (*Heiden*) that was approved at the December (2009) meeting, seconded by Marty. A roll call vote was taken, and all present were in favor, none opposed (**8 yeas, 0 nays**).

SECURITY: Sue rescinded her statement made at the December 2009 meeting where she stated that property owners would start with a clean violation slate at the beginning of 2010. Sue explained that violations are from one year after receiving the 1st violation. Sue reported that a street sign had been hit, with minimal damage, and had been restored upright at no expense, using the same sign. Sue stated that the person's identity is known, with their car having sustained significant damage. Sue asked the Board if they wanted the security officers to discuss the damage with the property owner, and give them their car part back, to which no one was opposed. Sue reported that there were no speeding violations this month.

PARKS: No report given.

COVENANTS: Sue reported that the committee would meet one more time, and then the draft would be sent to the attorney for his approval. On the advice of the attorney, after the draft is approved by him, copies will be given to Board members. Once the Board approves the draft for mailing, property owners will be mailed a copy of the draft, with an invitation to attend three public meetings where property owners can give their input. Sue stated that any committee member could be contacted as a venue for property owners to voice their opinions. Sue stated that a lot of time and work has gone into preparing the draft, and while there are differences among the committee members, the committee is willing to continue to work through all the issues.

OFFICE ADMINISTRATION: No report given.

PROPERTIES AND MAINTENANCE: No report given.

LONG RANGE PLANNING: Marty stated that he has almost completed reviewing the notes and documents handed over to him from the previous committee chairperson, and he thanked the members of the Long Range Planning Committee for the great job they have done.

UNFINISHED BUSINESS:

LAKESHORE IMPROVEMENTS: President Finn reported that the riprap is completed, with the exception of landscaping work to be done in spring. President Finn stated that the original bid was for \$17,110.00, of which \$15,110.00 had been paid, and the remaining \$2,000.00 balance would be paid when the landscaping work is completed. President Finn stated that discussions were being held with the RCD about some work in the lakeshore area.

BABBLING BROOK BRIDGE UPDATE: President Finn reported that the original bid was for approximately \$203,900.00, and payment had been made in December to Curnyn Construction in the amount of \$177,952.00. President Finn stated that less rock was used than was originally bid, and the final cost should come in approximately \$10,000.00 less than projected. Charlie stated that ruts are developing in the road approaches, and he again reminded everyone to drive slowly over them. Charlie stated that more road rock would be needed to stabilize the road approaches.

NEW BUSINESS:

BOARD VACANCY: President Finn read the postcard notification that was mailed to all property owners regarding the Board vacancy, term ending December 31, 2010. President Finn stated that an executive session would be held on February 15, 2010 to make the final selection for this position.

AUDIENCE QUESTIONS

ADJOURNMENT: Mike made the motion to adjourn, seconded by Charlie. A voice vote was taken, and all present were in favor, none opposed. Meeting adjourned at 10:56 a.m.

**SUMMARY OF MOTIONS MADE BY THE
UNITED LOST LAKE POA BOARD OF DIRECTORS
JANUARY 16, 2010**

MOTION: Marty made a motion to reduce Mr. Workman's out-of-pocket costs by \$1,000.00, seconded by Charlie. A roll call vote was taken, and those in favor were Mike, Lois, Sue, Don, Crystal, Marty and Charlie. Barb abstained. **(7 yeas, 0 nays, 1 abstention)**.

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