

**United Lost Lake Property Owners Association
Regular Monthly Board Meeting Minutes
November 21, 2009**

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, November 21, 2009, at Lake Court Center. President Finn welcomed everyone in attendance.

Attendance: Kay Chovanec, Don Finn, Mick Kazmerski, Lois Lytle, Charlie Moore, Mike Robinson, Crystal Pohlman and Rosslynn Shaw.

Absent: Sue Hill.

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

MOTION TO ACCEPT NOVEMBER 21, 2009 AGENDA (see **ATTACHMENT B**): Mike made a motion to accept the agenda, seconded by Mick. A voice vote was taken, and all present were in favor, none opposed.

MOTION TO ACCEPT SEPTEMBER 17, 2009 REGULAR MEETING MINUTES: Mike made a motion to accept the September 17, 2009 regular meeting minutes, seconded by Charlie. A voice vote was taken, and all present were in favor, none opposed.

MOTION TO ACCEPT OCTOBER 22, 2009 SPECIAL MEETING MINUTES: Mike made a motion to accept the October 22, 2009 special meeting minutes, seconded by Lois. A voice vote was taken, and those in favor were Mike, Mick, Don, Crystal, Ross, Lois and Charlie. Kay abstained.

MOTION TO ACCEPT TREASURER'S REPORTS (SEPT. & OCT.) (see **ATTACHMENTS C**): Crystal explained September and October expenditures and answered questions. Crystal indicated that a new savings account had been established, specifically designated for special assessment payments. Mike made a motion to accept the Treasurer's report for September and October, 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 reported that several complaints were received regarding the poor lighting at the West Gate entrance, and he recommends that a high wattage light be purchased and installed.

MOTION: Charlie made a motion to spend up to \$250.00 to purchase and install a pole and light at the West Gate entrance, seconded by Mick. A roll call vote was taken, and all present were in favor, none opposed (**8 yeas, 0 nays**).

Charlie recommended that a low wattage light be installed on the West Gate flagpole for illumination purposes.

MOTION: Mick made a motion that an illumination light for the West Gate flagpole be purchased and installed as recommended by Charlie, seconded by Charlie. A roll call vote was taken, and all present were in favor, none opposed (**8 yeas, 0 nays**).

BY-LAWS/RULES & REGULATIONS: See under NEW BUSINESS.

SOCIAL LIAISON (see **ATTACHMENT D**): President Finn thanked the Social Committee for the nice Christmas decorating job they did at the Rec Center.

DUES & ASSESSMENTS REVIEW: No report given.

ECC: Mick welcomed Dave Shaw as a new member to the ECC. Mick made two recommendations to the Board concerning code books. The first recommendation involves updating the International Residential Code book to the 2006 version, and the second recommendation, updating the National Electrical Code book to the 2005 version.

MOTION: Mick made a motion to update the International Residential Code to the 2006 version, and update the National Electrical Code to the 2005 version, effective 01/01/10, seconded by Mike. A voice vote was taken, and all present were in favor, none opposed.

Mick brought to the Board's attention a variance request for a 2-car detached garage for a homeowner's adjoining vacant lot, and he recommended that the Board deny the variance, citing that this exceeds the maximum limits of 12 x 16. After brief discussion, President Finn asked that Mick first discuss this variance with the entire ECC committee, and then bring the ECC's recommendation to the Board for their approval or denial. Mick tabled the variance request until the ECC committee reviews it.

SECURITY (see **ATTACHMENT E**): In Sue's absence, Charlie read the Security report.

PARKS: No report given.

COVENANTS (see **ATTACHMENT F**): In Sue's absence, Charlie read the Covenants report.

OFFICE ADMINISTRATION: No report given.

PROPERTIES AND MAINTENANCE: No report given.

LONG RANGE PLANNING: Rosslynn stated that the committee has completed the member survey, and the committee has requested that the survey not be mailed out with the Covenants as originally planned. Instead, the committee requests that the survey be mailed out with the dues & assessments invoices.

MOTION: Ross made a motion to mail the survey to the membership in the least expensive way, seconded by Charlie. A voice vote was taken, and all present were in favor, none opposed.

UNFINISHED BUSINESS:

BULLETIN BOARD POSTING POLICY/BOTH GATES (see **ATTACHMENT G**):

MOTION: Charlie made a motion to accept the bulletin board guidelines as submitted, seconded by Mike. A voice vote was taken, and all present were in favor, none opposed.

President Finn requested that the Board approve his appointment of Rosslynn Shaw to the position of monitoring compliance of the bulletin board guidelines.

MOTION: Crystal made a motion to accept the appointment of Rosslynn to take care of the bulletin boards after her term is up (*December 2009*), seconded by Lois. A voice vote was taken, and all present were in favor, none opposed.

GATEHOUSE REPAIR: No report given.

LAKESHORE IMPROVEMENTS: Charlie indicated that with the exception of some minor work, lakeshore improvements have been completed.

BABBLING BROOK BRIDGE UPDATE: Charlie reported that the bridge repair work has begun and is progressing well.

NEW BUSINESS:

SPEEDING VIOLATIONS: Charlie read statements prepared by Sue on several speeding violations.

Violation #1: 1st warning 8/15/9 (32 mph), and 2nd offense 9/12/9 (31 mph).

MOTION: Charlie made a motion that a \$25.00 fine be issued for the second offense, seconded by Crystal. A roll call vote was taken, and all present were in favor, none opposed (**8 yeas, 0 nays**).

Violation #2: 1st warning 6/29/9 (30 mph), and 2nd offense 9/12/9 (30 mph).

MOTION: Kay made a motion that a \$25.00 fine be issued for the second offense, seconded by Lois. A roll call vote was taken, and those in favor were Mike, Kay, Don, Crystal, Rossllynn, Lois and Charlie, with Mick abstaining (**7 yeas, 0 nays, 1 abstention**).

Violation #3: 1st warning 2/11/9 (31 mph), and 2nd offense 9/23/9 (30 mph).

MOTION: Crystal made a motion that a \$25.00 fine be issued for the second offense, seconded by Kay. A roll call vote was taken, and those in favor were Kay, Don, Crystal, Rossllynn, Lois, Charlie and Mike, with Mick abstaining (**7 yeas, 0 nays, 1 abstention**).

Violation #4: Multiple citations already issued, one fine paid, and most recent offenses on 7/13/9 (37 mph) and 10/30/9 (36 mph).

MOTION: Charlie made a motion that a \$25.00 fine be issued for the second offense, seconded by Mike. A roll call vote was taken, and all present were in favor, none opposed (**8 yeas, 0 nays**).

Violation #5: 1st warning 5/23/9 (36 mph), and 2nd offense 10/3/9 (31 mph).

MOTION: Charlie made a motion that a \$25.00 fine be issued for the second offense, seconded by Kay. A roll call vote was taken, and all present were in favor, none opposed (**8 yeas, 0 nays**).

Violation #6: 1st warning 10/3/9 (34 mph), and 2nd offense 10/8/9 (violator traveling too fast for security personnel to follow safely).

MOTION: Charlie made a motion that a \$25.00 fine be issued for the second offense, seconded by Crystal. A roll call vote was taken, and all present were in favor, none opposed (**8 yeas, 0 nays**).

GREEN SPACE/HAN162 & CORNER LOT AT SLIPPERY ROCK & DES MOINES: President Finn reported that there is a potential buyer for Hannibal 162, and asked that the

Board not consider at this time designating this lot as green space; however, President Finn suggested designating the lot at the corner of Slippery Rock and Des Moines as green space.

MOTION: Mick made a motion to designate the property at the corner of Slippery Rock & Des Moines as green space, and also to name it as Torsberg Park, seconded by Mike. A voice vote was taken, and all present were in favor, none opposed.

ADD LATE PAYMENT PENALTIES TO BY-LAWS: Mike stated there is nothing in the By-Laws regarding late fees under the Special Assessment section, and he recommends adding a sentence to the By-Laws.

MOTION: Mike a motion to add the following sentence to page 3 in the By-Laws to the paragraph under Special Assessment: *If the special assessment is unpaid by the specified due date, a Member will be charged a late fee each month for a maximum of three (3) months until paid in full. After three (3) months, the Member will be referred to the United Lost Lake POA attorney for collection,* seconded by Mick. A roll call vote was taken, and those in favor were Mike, Mick, Kay, Crystal, Rossslynn, Lois and Charlie, with Don voting no (**7 yeas, 1 nay**).

Mike stated there is nothing in the By-Laws regarding late fees under Establishing Annual Charges section, and he recommends adding a sentence to the By-Laws.

MOTION: Mike made a motion to add the following sentence to paragraph 4 on page 3 in the By-Laws under Format for Establishing Annual Charges: *Each Member will be charged a late fee each month until paid or referred for collection,* seconded by Mick. A roll call vote was taken, and all present were in favor, none opposed (**8 yeas, 0 nays**).

BARKING DOG COMPLAINTS: Charlie reported that the first complaint was filed on 10/19/09, and the second complaint on 11/11/09. Initially, after the first complaint, the situation was remedied for two weeks; however, since then, the barking has been ongoing.

MOTION: Charlie made a motion that a \$25.00 fine be issued for the second offense, seconded by Ross. A roll call vote was taken, and all present were in favor, none opposed (**8 yeas, 0 nays**).

AUDIENCE QUESTIONS/COMMENTS

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 10:37 a.m.

**SUMMARY OF MOTIONS MADE BY THE
UNITED LOST LAKE POA BOARD OF DIRECTORS
NOVEMBER 21, 2009
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