

**United Lost Lake Property Owners Association
Special Meeting - December 3, 2009**

The special meeting of the Board of the United Lost Lake Property Owners Association was called to order by President Finn at 7:07 p.m. on Thursday, December 3, 2009, at Lake Court Center. President Finn stated that the purpose for a repeat special meeting was at the advice of our attorney, to ensure that procedures were properly followed.

Attendance: Kay Chovanec, Don Finn, Mick Kazmerski, Lois Lytle, Crystal Pohlman, Mike Robinson.

Absent: Sue Hill, Charlie Moore and Rosslynn Shaw.

Guests: (see **ATTACHMENT A**)

MOTION TO ACCEPT DECEMBER 3, 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.

NEW BUSINESS

MOTION TO ADD WORDING UNDER “SPECIAL ASSESSMENT” IN BY-LAWS: Mike stated that the By-Laws do not specify how a special assessment is to be assessed.

MOTION: Mike made a motion to add the following sentence to the existing paragraph under Special Assessment in Article III, Section 6: *Each Member will be equally assessed, regardless of the number of properties they own*, seconded by Mick. A roll call vote was taken, and all present were in favor, none opposed (**6 years, 0 nays**).

APPROVE BID FOR BABBLING BROOK BRIDGE ROAD REPAIR: President Finn stated that 7 bids were sent out, and the three received were from Curnyn Construction for \$203,999.00, Moring Construction for \$213,654.00, and Civil for \$235,742.00.

MOTION: Crystal made a motion to accept the bid by Curnyn Construction Company for road repairs to Indian Creek Bridge (also known as Babbling Brook Bridge) in the amount of \$203,999.00, seconded by Mike. A roll call vote was taken, and all present were in favor, none opposed (**6 years, 0 nays**).

APPROVE LOAN AMOUNT TO COVER CONTRACTOR’S PAYMENT: President Finn stated that the reason the loan amount is \$220,000.00 is in the event there are unforeseen expenses.

MOTION: Crystal made a motion to secure a loan for funding of the reconstruction of the Indian Creek Bridge (also known as Babbling Brook Bridge) from Community State Bank of Rock Falls or other lenders, and be signed by the Officers of the United Lost Lake Property Owners Association which include the President, Vice President, Secretary and Treasurer, in an amount not to exceed \$220,000.00 at an interest rate not to exceed 5.75%, seconded by Kay. A roll call vote was taken, and all present were in favor, none opposed (**6 years, 0 nays**).

APPROVE SPECIAL ASSESSMENT & AMOUNT TO BE ASSESSED TO EACH PROPERTY OWNER:

MOTION: Crystal made a motion to assess a one-time special assessment for repayment of a loan to Community State Bank of Rock Falls or other lenders, of up to \$220,000.00, seconded by Mick. A roll call vote was taken, and all present were in favor, none opposed (**6 years, 0 nays**).

APPROVE SPECIAL ASSESSMENT MAILING DATE & LATE PAYMENT DATE:

MOTION: Crystal made a motion to have the one-time special assessment for repairs to Indian Creek Bridge (also known as Babbling Brook Bridge), divided equally among all Members and to be invoiced by March 1, 2010, payable by April 30, 2010, in the amount not to exceed \$275.00 for each Member, seconded by Mick. A roll call vote was taken, and all present were in favor, none opposed (**6 yeas, 0 nays**).

DISCUSS & APPROVE SPECIAL ASSESSMENT LATE PAYMENT PENALTIES:

MOTION: Crystal made a motion that any Member delinquent in payment of the Indian Creek Bridge (also known as Babbling Brook Bridge) repairs special assessment shall be charged a \$25.00 monthly late fee. Any Member delinquent as of August 1, 2010, shall be referred to the ULLPOA attorney for collections, and shall be responsible for all costs incurred by the ULLPOA for such collections, seconded by Mick. A roll call vote was taken, and all present were in favor, none opposed (**6 yeas, 0 nays**).

OTHER BUSINESS RELATED TO THIS ASSESSMENT: None.

ADJOURNMENT: Lois made the motion to adjourn, seconded by Mike. A voice vote was taken, and all present were in favor, none opposed. Meeting adjourned at 7:39 p.m.

**SUMMARY OF MOTIONS MADE BY THE
UNITED LOST LAKE POA BOARD OF DIRECTORS
DECEMBER 3, 2009**

MOTION: Mike made a motion to add the following sentence to the existing paragraph under Special Assessment in Article III, Section 6: *Each Member will be equally assessed, regardless of the number of properties they own*, seconded by Mick. A roll call vote was taken, and all present were in favor, none opposed (**6 yeas, 0 nays**).

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MOTION: Crystal made a motion to have the one-time special assessment for repairs to Indian Creek Bridge (also known as Babbling Brook Bridge), divided equally among all Members and to be invoiced by March 1, 2010, payable by April 30, 2010, in the amount not to exceed \$275.00 for each Member, seconded by Mick. A roll call vote was taken, and all present were in favor, none opposed (**6 yeas, 0 nays**).

MOTION: Crystal made a motion that any Member delinquent in payment of the Indian Creek Bridge (also known as Babbling Brook Bridge) repairs special assessment shall be charged a \$25.00 monthly late fee. Any Member delinquent as of August 1, 2010, shall be referred to the ULLPOA attorney for collections, and shall be responsible for all costs incurred by the ULLPOA for such collections, seconded by Mick. A roll call vote was taken, and all present were in favor, none opposed (**6 yeas, 0 nays**).