

UNITED LOST LAKE PROPERTY OWNERS ASSOCIATION

MINUTES

Regular Board Meeting

7:00 PM

Thursday, February 19, 2009

Don Finn, President, called the meeting to order at 7:00 pm. Don welcomed everyone to the second ULLPOA Board Meeting for 2009. Don asked if there were any visitors or anyone new at this evening's meeting. Gene and Terri Elliott stood up and introduced themselves as new homeowners on Green Ash Drive.

Agenda:

Roll Call:

Mike Robinson, Board Secretary and By-Laws and Rules & Regulations Committees Chairperson

Sue Hill, Board Vice-President and Covenants and Security Committees Chairperson

Donald Finn, Board President and Properties Committee Chairperson

Mick Kazmerski, Environmental Control Committee Chairperson

Crystal Pohlman, Board Treasurer and Office Administration Chairperson

Lois Lytle, Social Committee Liaison

Roslynn Shaw, Long-range Planning Committee Chairperson

Charles Moore, Parks and Roads Committees Chairperson

The following Board Member was absent:

Kay Chovanec, Dues & Assessments Review Committee Chairperson

Motion to Accept Agenda:

Mike Robinson made a motion to add Wes's Tree Service regarding plow damage to the Agenda under Unfinished Business. Sue Hill 2nd the motion. Don Finn made a motion to add Office Consolidation to the Agenda under New Business. Mike Robinson 2nd the motion. These motions were put to a roll call vote with the following results: Voting yea – Sue Hill, Mike Robinson, Lois Lytle, Mick Kazmerski, Crystal Pohlman, Roslynn Shaw, Charlie Moore. Voting nay – none. Motions unanimously approved. Don Finn then asked for a motion to accept the Agenda with the modifications. Mike Robinson made a motion to accept the Agenda with the modifications. Lois Lytle 2nd the motion. Don Finn then asked that all those in favor of these motions say "aye". Opposed – none. The ayes have it. Motions carried.

Motion to Accept January 17, 2009 Regular Meeting Minutes:

Mike Robinson made a motion to accept the minutes of the January 17, 2009 meeting. Sue Hill 2nd the motion. Don Finn then asked that all those in favor of this motion say "aye". Opposed – none. The ayes have it. Motion carried.

Treasurer's Report:

Crystal Pohlman stated that we currently have 119 members unpaid. In the By-Laws, Article III, Section 6, under FORMAT FOR ESTABLISHING ANNUAL CHARGES – Bills for dues and/or assessments shall be mailed to Members at their last known address and shall, if not paid within a thirty (30) day period after mailing date, be considered delinquent. Each Member with a past due balance will be charged full dues and assessments on each lot owned. Crystal went on to say that what could happen is a delinquent member could possibly be assessed any fees incurred for collections of dues and assessments, can be assessed finance charges, may have their rights

suspended to use common property for the Association, may suspend voting privileges and hopefully if those people co-operate with us we will be working with those delinquent members to retrieve balances for the 2009 dues and assessments. Mike Robinson stated that he is not opposed to what is going on. He wanted to state that as a resident of Lost Nation Subdivision, he did not recall ever seeing that a person's discount would be removed because they were late in making payments. He wanted it known that even though it was printed on the billing statement, this is something new for Lost Nation Subdivision residents, and not everyone reads what they should read so there is a possibility that there will be some property owners who all of sudden realize that this is costing them a lot of money because they didn't do what they should have done. Don Finn stated that as President of this Board, using his administrative authority, he instructed the office to work with anyone that comes in that has a problem with making the payment to set up some type of a payment program that is reasonable and if they keep their word, fines and assessments and loss of discounts will not be applied to them. Crystal went on to state that she had received notification from our collections attorney, Dana Considine, that as of January 1st they will be increasing the hourly rate from \$185 to \$200 per hour. She brought this up to see if the Board would like to consider a change of attorney for collections. For informational purposes, she stated that the current rate for Fearer, Nye and Chadwick for other issues is also \$200 per hour. It was stated that Dana has had a slower response time since becoming a partner in her firm and there have been some clerical errors that Leslie had discovered.

Crystal stated that she had analyzed the balances on the Money Market Fund for December 31, 2008 and after looking at January, she had to leave enough money in the Money Market to accommodate paying all the bills since dues and assessments were not yet coming in. Knowing that we will have a \$37,000 shortfall in the budget and seeing that we have \$20,000 CD in our Capital Reserve, she proposed that we move \$17,000 from the Money Market that was left over from 2008 into that CD to accommodate that \$37,000 shortfall. Crystal Pohlman made a motion to move \$17,000 out of our current money market account from the 2008 Budget into a CD. Sue Hill 2nd the motion. This motion was put to a roll call vote with the following results: Voting yea – Sue Hill, Mike Robinson, Lois Lytle, Don Finn, Mick Kazmerski, Crystal Pohlman, Rosslynn Shaw, Charlie Moore. Voting nay – none. Motion unanimously approved. Mike Robinson made a motion to accept the Treasurer's Report. Lois Lytle 2nd the motion. This motion was put to a roll call vote with the following results: Voting yea – Sue Hill, Mike Robinson, Lois Lytle, Don Finn, Mick Kazmerski, Crystal Pohlman, Rosslynn Shaw, Charlie Moore. Voting nay – none. Motion unanimously approved.

Unfinished Business:

Computer Purchase – West Office:

Don Finn stated that they have contracted with Marty Portner who will do a complete study for us on the computer systems and the proposal will be brought to the Board.

Gatehouse Repair Project:

Frank Durkin proceeded to do a presentation for the Board on proposed upgrades to both entrances using drawings. Frank stated that he proposed upgrading the directories on both sides. He stated that communications that we post for our members are not as good as it should be and stated there was room for great improvement. Frank stated that coming in to the West Gate, 99% of people coming through the gate have to look to their right to read the bulletin board. Considering drivers are on the left-hand side of the car the bulletin board should be on the left after entering the gate. He proposed that drivers coming in would be able to look to the left and on top will be a welcoming message and an upgraded colored map. The directory to the right will be divided into two areas; the top area will be an administrative office directory relating to

the United POA business. All United POA Business will be printed on orange paper. Below that will be designated for the other two districts, the RCD and the LLUD and hopefully each of those districts will designate a color for their stationary. He also proposed using the existing directory board for community events. He stated that the existing directories are not in good shape. The outside perimeters of those directories would be covered in 2 x 4 cedar. He proposed that on the west side to build a stick-built directory duplicating the structures that presently stand by the dam and the one on the east side which are not being utilized. He proposed a 60 x 60 lighted community board. He stated that a rough cost to upgrade these directories was around \$500. Frank stated he had spoken with carpenters in the area that would work with us on installing this unit at a very competitive price. Don Finn asked Frank Durkin to come back to the Board with a dollar amount for this project. Don and the Board thanked Frank for his presentation. Don also stated that monies for this project were budgeted for in 2008 but we would still like to have an estimate of the work as we go along.

Wes' Tree Service – Snowplow Repair:

Mike Robinson spoke about some damage that had occurred to one of Wes' snowplows in December 2008. Mike stated that there was never any information given out on this and wondered why the POA is paying out \$575.00 for this repair. Don Finn stated that this damage is from a driveway that comes out from a house on St. Francis that is abandoned. He stated that the driveway comes out from the house on a steep angle and sticks up above street level. When snow covers the road and when the guys are plowing the road they are unable to see this obstruction. The driveway should have been cut back and was not done properly. Franklin Maintenance did not cut the driveway back far enough and the POA let it go so the POA holds some responsibility for this. The house is in foreclosure so there isn't too much that can be done about it. Charlie Moore stated that in future contractors sign a statement that any damage incurred while plowing is their responsibility. It was also suggested that reflectors be placed in that area to warn of a problem.

New Business:

RCD Properties Trade:

Mick Kazmerski stated that as we look to the future there are a couple of situations we need to address. One is the future permanent home for offices for our Association. He stated that we have an opportunity to acquire those properties that would be perfectly suited for that purpose. At the same time, we own lots 10 and 11, which are adjacent to two lots that are owned by the RCD which are being used for park purposes and lake frontage. He felt it would be important for the RCD who are interested in the maintenance of the lake and could use all four of those lots for the purpose of silt removal when the lake is dredged. He felt it would be an appropriate time to consider trading lots 10 and 11 on the east side for the two properties owned by the RCD that are adjacent to Flagg Road. Mick Kazmerski made a motion that the POA make a request to the RCD to consider and begin the process of exchanging lots 10 and 11 for the lots that they own on Flagg Road. Mike Robinson 2nd the motion. This motion was put to a roll call vote with the following results: Voting yea – Mike Robinson, Mick Kazmerski, Don Finn. Voting nay – Sue Hill, Lois Lytle, Crystal Pohlman, Rosslynn Shaw, Charlie Moore. Motion not approved.

Rules and Regulations Revision "F":

Mike Robinson stated that there are two items of importance on Rev. F. One is Item #3.07 – Guest Passes, which has been spelled out a lot clearer. The other is Item #7 – Fine Structure – where a sentence has been added due to what happened in the past. Section 7 now reads: The Board of Directors of United Lost Lake Property Owners Association or their agent (Security) reserves the right to issue a violation without a first warning, when the offense is very severe in nature, or is of such negligence, that it endangers the safety of persons or community property.

Outstanding violations will result in losing “Member in Good Standing” status (see By-Laws, Article I, (L)). Mike Robinson made a motion that the Board accept and pass Rev. F of the Rules and Regulations. Crystal Pohlman 2nd the motion. This motion was put to a roll call vote with the following results: Voting yea – Sue Hill, Mike Robinson, Lois Lytle, Don Finn, Mick Kazmerski, Crystal Pohlman, Rosslynn Shaw, Charlie Moore. Voting nay – none. Motion unanimously approved.

By-Law Revision “P”:

Mike stated that on page 3 of the By-Laws it states that if a member owns multiple contiguous lots and has made improvements to said lots by the construction of a home crossing lot lines, the lots involved may be considered as a one-lot Membership. The reduction of the Member’s financial obligation shall be determined by the Board of Directors upon written application of the owner(s). He went on to state that if this paragraph is removed, everyone is going to be treated equally. Mike Robinson made a motion that the Board accepts Revision P of the By-Laws with these two sentences removed. Mick Kazmerski 2nd the motion. This motion was put to a roll call vote with the following results: Voting yea – Mike Robinson, Mick Kazmerski. Voting nay – Sue Hill, Lois Lytle, Don Finn, Crystal Pohlman, Rosslynn Shaw, Charlie Moore. Motion not approved.

Office Consolidation:

Don Finn stated that it is important for us to consolidate the two offices. He stated that there is over \$6,000 a year to be saved by our Association with this consolidation. It has also become more and more difficult to work out of two offices with one Association. Due to necessity, we have had to move all of the files into one office so things can be worked in the same location. Don Finn proposed that we set a date to try to attempt to make the consolidation into one office of April 1st and that would be a target date to close the East Office and continue to operate in the West Office until such time that we can get a better location and a newer building that would be more convenient for everyone in the community. Mike Robinson made a motion that the East Office is closed as of April 1st and both offices are consolidated after that time. Charlie Moore 2nd the motion. This motion was put to a roll call vote with the following results: Voting yea – Sue Hill, Mike Robinson, Lois Lytle, Don Finn, Crystal Pohlman, Rosslynn Shaw, Charlie Moore. Voting nay – Mick Kazmerski. Motion approved.

Committee Reports:

Roads – Charlie Moore: Charlie stated that he is in the process of upgrading signs. There will be stop signs put in at the East Gate – both in and out and “No Trespassing” signs will be posted at both gates. All of the signage for the old New Landing Office will be redone. Charlie also stated that he is in the process of getting bids from contractors for chip and seal and pothole patching.

Rules & Regs and By-Laws – Mike Robinson: Mike stated that he was asked to come up with a postcard to send to property owners notifying them of the availability of the Rules and Regs and By-Laws. Mike then read the statement he was thinking of placing on the postcard and asked that any changes/suggestions be emailed to him as soon as possible. Crystal requested that Mike email the statement to Board Members to look at. Mike Robinson stated that the postcard would go out next week.

Social – Lois Lytle: Lois stated that they had approximately 45 people attend the 5th Friday Aloha night and everyone had a really good time. The next event is the Pancake Breakfast that will be held on Saturday, February 28th. There will also be a blood drive on May 18th from 2:00 to 7:00 pm. Lois stated that the Social Committee had been discussing the defibrillator quotes

they had received from KSB and AED Essentials. KSB's quote was \$1,550 and AED's quote was \$2,000. The Social Committee felt it was best to go with KSB, however they do want to go back to KSB to find out if that quote has gone up. The Social Committee would like to propose that the cost of this be split between the POA Board, the RCD and the Social Committee. The defibrillator will be kept at the Lake Court Center for use as needed. Lois stated that the Volunteer Appreciation Day wait until warmer weather and proposed having a cookout at Unity Park. She stated that Frank Durkin has been working very hard on the Historical Committee to have our history displayed at Lake Court Center and requested that he be placed on the March Agenda to present his ideas and the cost.

Sue Hill stated that in May, Senior Focus will be held on two days – May 12th and May 13th from 9:15 to 1:15 to present the AARP Safe Driving Course. Anyone of any age may attend. She stated that if you take this eight-hour course, you are, by Illinois Statue allowed to get a discount on your insurance for three years. The cost is \$12 for AARP Members and \$14 for non-members. Coffee and donuts will be served in the morning and lunch will also be provided. She stated that there is no test required and at the end of the second day you will receive a certificate proving you had attended this safe driving course.

Don Finn stated the Fishing Club had a lunch recently and over 60 people attended.

ECC – Mick Kazmerski: Mick stated that we have a new building packet for someone wanting to build a new home. He stated that this is the first one that we have had for a little while most likely due to the economy. He stated that the ECC is in the process of approving this permit application. Mick read the remainder of his report. (This report is on file at the Office). Mick then stated that he had a request for a variance to correct dues and assessments from Kim and Wes Herwig on their home, which was built across lots 10 and 11 in the Redwing Section. The home construction was completed in February of 2004. The Herwigs are asking that the dues be abated on the second lot, which is in accordance with the most of the other dues in the New Landing area. Mick Kazmerski made a motion for clarification purposes we approve the variance application for Wes and Kim Herwig. Crystal Pohlman 2nd the motion. Don Finn then asked that all those in favor of this motion say "aye". Opposed – none. The ayes have it. Motion carried.

Security – Sue Hill: Sue stated that beginning March 1st, security will be checking for decals. For motorcycles and vehicles that you can't place a sticker on, she suggested that the decal be placed on a 3 x 5 card and place it somewhere where it is visible so if security approaches you, you can identify that you live here. For people who don't have decals you will be given a warning and then a fine after March 1st. Security, at Leslie's suggestion, will be handing out the decal forms and filling in names, etc, and asking them to take the white copy to the office to pick up their decals and the yellow copy will be turned in to Leslie so we have a paper trail. Sue stated that people have been coming in to the offices and requesting 20 guest passes or 10 guest passes and she felt that this was out of line. Sue felt that one pass be given to every family that wants one for one year and the pass would be color-coded so we'll know that for the year 2009 the guest pass will be yellow. A pass is not required for anyone coming in to go to your home. The pass is required for family and friends who will be using the common amenities and your not going to be accompanying them. You would have the pass at your house you give it them and then they bring it back to you. Sue Hill made a motion that we issue one colored pass per household for the year 2009. Lois Lytle 2nd the motion. Mike Robinson asked if the property owner signed the guest pass to state that they will be responsible for their guests. Sue Hill stated that the pass would state that they must abide by the Covenants, By-Laws and other applicable Rules and Regulations, which apply within the community. This pass would be good for the entire year. Sue also suggested that if more than one pass is requested, the property owner may

have to pay for any additional passes. Don Finn then asked that all those in favor of this motion say “aye”. Opposed – none. The ayes have it. Motion carried. Sue went on to state that two signs stating “Speed Radar Enforced” have been ordered. She also requested that everyone in the community to keep their eyes and ears open for anyone that is violating the law and she wants to know about it.

Covenants – Sue Hill: Sue stated they have been meeting on a weekly basis and are almost done absorbing Lost Nation Covenants into the New Landing Covenants.

Office Administration – Crystal Pohlman: Crystal stated that one of the main considerations on this office consolidation is the computers and that will be the determination as to when the two offices are consolidated. She stated that there would be more details next month.

Property Maintenance – Don Finn: Don stated that the POA has three lots they took back through foreclosure. One of the lots has been sold, one lot sale is still pending and they have one that is still available.

Mike Robinson made a motion to adjourn the meeting at 8:57 pm. Mick Kazmerski 2nd the motion. Motion unanimously approved.