

**United Lost Lake Property Owners Association  
Regular Monthly Board Meeting Minutes  
June 20, 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, June 20, 2009, at Lake Court Center. President Finn welcomed everyone in attendance.

**Attendance:** Mike Robinson, Don Finn, Crystal Pohlman, Mick Kazmerski, Lois Lytle, Charlie Moore (*late arrival at 9:40 a.m.*) and Rosslynn Shaw.

**Absent:** Kay Chovanec and Sue Hill.

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

**MOTION TO ACCEPT JUNE 20, 2009 AGENDA** (see **ATTACHMENT B**): Mike made a motion to accept the agenda, seconded by Lois. A voice vote was taken, and all present were in favor, none opposed.

**MOTION TO ACCEPT MAY 16, 2009 REGULAR MEETING MINUTES:** Mike made a motion to accept the May 16, 2009 meeting minutes, seconded by Lois. A voice vote was taken, and all present were in favor, none opposed.

**MOTION TO ACCEPT TREASURER'S REPORT** (see **ATTACHMENTS C**): Crystal stated that according to our attorney, because of the possible civil ramifications, the POA cannot take it upon themselves to mow lots or ask someone to voluntarily mow lots belonging to another property owner when the grass is too high. In accordance with the By-Laws, Crystal stated that the audit committee has been formed and consists of Kay Blunk, Cris Hoebbel and Susan Warcaba, with the possibility of an additional committee member being determined by the July meeting.

Mike made a motion to accept the Treasurer's report, seconded by Lois. A voice vote was taken, and all present were in favor, none opposed.

### **COMMITTEE REPORTS**

**ROADS:** President Finn stated that several attempts had been made to begin road repair work, but due to rainy weather conditions, asphalt pouring cannot begin until the ground dries completely which may take a couple of months. President Finn stated that the chip n' seal work may also be delayed due to weather conditions, and could possibly take up until November to complete. President Finn stated that road repair expenses may be below budget due to material costs coming down since last year and the total square yards is lower than last year, but final figures are not yet available.

After his arrival at 9:40 a.m., Charlie explained that he was late because he was supposed to meet with the chip 'n seal contractor, but he failed to show up. Charlie stated that he has been in contact with other contractors for road repairs, and quotes should be soon forthcoming. Charlie reported that mowing is going well, and the next roadside mowing would be done prior to July 4<sup>th</sup>. Charlie stated that the St. Francis drainage issue has been completed for now, but will need to be addressed at a later date.

**BY-LAWS/RULES & REGULATIONS:** Mike reported that after verifying complaints regarding lots in need of mowing, letters had been sent to the property owners requesting them to have their lots mowed. Mike stated that the By-Laws Committee might have to reconvene after the July meeting.

**SOCIAL LIAISON:** Lois reported that 44 people attended the last 5<sup>th</sup> Friday, the social directories were finished and distributed, and that she and Betty Lou placed an article in the next newsletter, inviting volunteers to attend the volunteer picnic being held on July 25<sup>th</sup>.

**DUES & ASSESSMENTS REVIEW:** See report under NEW BUSINESS.

**ECC:** Mick informed the Board that a property owner in the Lost Nation Subdivision built two detached structures on their property without a variance and permit approval, and they have been sent a letter requesting that they bring the structures into compliance. Mick will provide a progress update to the Board.

Mick asked the Board to approve a new tree removal permit that includes two new items. The first new item is a six month time limit, and the second new item is a \$100.00 fine per tree if the permit is not obtained prior to tree removal.

**MOTION:** Mick made a motion to approve a new ULLPOA tree removal permit which includes a six month time limit to complete tree removal and a \$100.00 fine per tree if the permit is not obtained prior to tree removal, seconded by Rosslynn. A roll call vote was taken, and those voting yes were Mick, Rosslynn, Don, Crystal and Lois. Mike voted no. Motion passes.

Mick reported that ComEd has changed their operating procedures which now require a 4<sup>th</sup> inspection by our inspector on new homes, and as a result, Mick is asking the Board to approve an increase in the \$2,000.00 non-refundable deposit to \$2,100.00 to cover this extra inspection fee.

**MOTION:** Mick made a motion to increase the non-refundable deposit from \$2,000.00 to \$2,100.00 as a result of the 4<sup>th</sup> inspection now required for new homes and the additional \$100.00 fee charged by our inspector for this 4<sup>th</sup> inspection, seconded by Mike. A voice vote was taken, and all present were in favor, none opposed.

Mick reported that the title of page 1 of the new home building packet would be changed from "Permit Check Off List" to "Permit Requirements".

Mick asked the Board to approve a \$250.00 late permit fee for property owners who do not obtain a permit prior to construction.

**MOTION:** Mick made a motion to impose a \$250.00 late fee for any construction permit submitted after construction has begun, seconded by Mike. A roll call vote was taken, and all present were in favor, none opposed.

**SECURITY:** No report given.

**PARKS:** No report given.

**COVENANTS:** No report given.

**OFFICE ADMINISTRATION:** President Finn reported that the office would be closed on Friday, June 26<sup>th</sup> and Monday, June 29<sup>th</sup>.

**PROPERTIES AND MAINTENANCE:** President Finn stated there is nothing new to report.

**LONG RANGE PLANNING:** Roslynn read several objectives that the committee would like the Board to consider (see **ATTACHMENT D**). The Board briefly discussed the pros and cons of some of the objectives, but no decisions were made.

**UNFINISHED BUSINESS:**

**OFFICE COMPUTERS:** President Finn reported that the only thing left is the possibility of purchasing software that would allow the computers to send and receive faxes.

**GATEHOUSE REPAIR:** President Finn asked Tom Wendling to report on the gatehouse repair project. Tom reported that the kiosk roof is done, the rest of the kiosk material should arrive the latter part of the week, and hopefully by July 4<sup>th</sup> it would be completed. Tom stated that the inside of the gatehouse would probably be completed in the fall, such as the inside wiring issues and an additional circuit for future lighting requirements. President Finn asked Frank Durkin to provide any additional information. Frank reported that the directory had been installed on the gatehouse, and each entity such as the RCD, POA and Utility District would be given a key for directory access. Frank further stated that the East Gate directory had been taken down and is currently being retrofitted, and groundbreaking for the kiosk should occur within two weeks.

**LAKESHORE IMPROVEMENTS:** President Finn stated there is nothing new to report, but when asked if the POA could request that the RCD help fund lakeshore improvements, President Finn indicated that this had already been requested and it was denied. Crystal reported that the CD that was reserved for lakeshore improvements had expired and the funds were transferred to the money market in anticipation of this expenditure.

**ELECTION COMMITTEE:** President Finn reminded anyone that would like to run for the four positions up for election to send their Statement of Candidacy to the office by 5 p.m. on Saturday, August 1<sup>st</sup>. President Finn stated that the drop-off box would be checked at 5 p.m. on that date.

**NEW BUSINESS:**

**MARTY PORTNER VOLUNTEER CONTRIBUTIONS:** Marty asked the Board to consider allowing him to proceed with a plan to utilize both gatehouse windows to publicize on a current and/or weekly basis a list and/or picture of the people who volunteer in the community. Marty was given the go-ahead to proceed with coming up with a plan and/or sketches for this project.

**DUES & ASSESSMENTS COMMITTEE PROPERTY OWNERS MEETING ON JULY 11<sup>TH</sup> AT 10:00 A.M.** (see **ATTACHMENT E**): President Finn read a report in Kay's absence. President Finn stated that the purpose of this meeting is to review the three proposals presented at May's Board meeting and to receive input from all community members on which proposal would equalize the dues & assessments structure. President Finn stated that no decisions would be made at this meeting. Following the July 11<sup>th</sup> meeting, on Saturday, July 18<sup>th</sup> at the regular Board meeting, the Board would vote on one of the proposals for the 2010 budget year. Once one of the three proposals is approved, the budget committee can work on the 2010 budget.

**STATUS OF AD FOR SECRETARY:** President Finn reported that once the Board has approved the ad, it would be placed in the newspaper.

**VOLUNTEER GRASS MOWING BY PROPERTY OWNERS:** This was covered under Treasurer's Report.

**RULES VIOLATION: FAIVRE (CHARLES)/SPEEDING-2<sup>ND</sup> OFFENSE:** After brief discussion, the Board agreed, in accordance with our Rules & Regulations, that a \$25.00 fine should be issued.

**MOTION:** Mike made a motion that Charles Faivre be issued a \$25.00 fine for the 2<sup>nd</sup> violation, seconded by Crystal. A call vote was taken, and all present were in favor, none opposed.

**WEST GATE LANDSCAPING:** Frank Durkin introduced and the Board welcomed BJ Miller, a 2-year Lost Lake resident, who volunteered her time and talent to design a landscape plan concept for the West Gate. BJ presented to the Board two landscape renderings, one in black & white and the other one in color, and a wholesale quote for \$2,627.48 plus tax to complete the project. BJ answered several questions from Board members. Landscaping for the West Gate may have to be done in phases, dependent upon budget funds.

**ADJOURNMENT:** Mike made the motion to adjourn, seconded by Crystal. A voice vote was taken, and all present were in favor, none opposed. Meeting adjourned at 10:35 a.m.

Submitted by Leslie Edgar, Office Manager

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**SUMMARY OF MOTIONS MADE BY THE  
UNITED LOST LAKE POA BOARD OF DIRECTORS  
JUNE 20, 2009**

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