

UNITED LOST LAKE PROPERTY OWNERS' ASSOCIATION
REGULAR BOARD MEETING
MINUTES
April 18, 2009

Don Finn, President, welcomed everyone to the April 18, 2009 United Lost Lake POA Board Meeting.

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
Kay Chovanec, Dues & Assessments Review Committee Chairperson
Donald Finn, Board President and Properties Committee Chairperson
Crystal Pohlman, Board Treasurer
Mick Kazmerski, Environmental Control Committee Chairperson
Rosslynn Shaw, Long-range Planning Committee Chairperson
Lois Lytle, Social Committee Liaison
Charles Moore, Parks and Roads Committees Chairperson

Motion to Accept Agenda:

Mike Robinson made a motion to add "Motion to approve the Executive Session Minutes that were held on April 16, 2009" to the Agenda. Crystal Pohlman 2nd the motion.
Mike Robinson made a motion to approve the Agenda. 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.

Motion to Accept March 21, 2009 Board Meeting Minutes:

Mike Robinson made a motion to accept the March 21, 2009 Regular Meeting Minutes. Lois Lytle 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.

Motion to Accept April 16, 2009 Executive Session Minutes:

Mike Robinson made a motion to accept the Minutes of the Executive Session of April 16, 2009. Charlie Moore 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 last month there was a discrepancy about the port-a-potty on the East side of the lake. She clarified that the discrepancy had to do with the port-a-potty that is located at the baseball field. That port-a-potty remains there all year round. She stated that they should review that policy for next winter but it was a valid expense. The port-a-potty located at North Beach is the RCD's responsibility.

She went on to explain that on the Balance Sheet we currently have two CDs that were established by the Lost Nation POA before unification and they were one year CDs. They were for \$20,000 and a \$10,000. In April those CDs have come to maturity and because of that she wanted to ask the Board how they wanted to handle those CDs. Currently the monies for those CDs are residing in the Reserve Account #105. The total amount in the Reserve is \$55,090.20 plus interest that has accrued on those two CDs for the last quarter. She asked the Board if they wanted to start two new CDs or if they wanted to leave it in the Reserve.

If it is left in the Money Market Account the current interest rate is 1.61%. If we take a 24-month CD in any amount over \$1,000 the interest rate is 2.95%, an 18-month CD is 2.75% and a 12-month is 2.50%. She felt that the best choice would be the two-year CD and she would break it down into \$10,000 increments with the extra money residing in the Reserve Account, which would be about \$5,000 to \$5,500. Crystal Pohlman made a motion to establish new CDs with the funds from the Lost Nation CDs that had matured. Kay Chovanec 2nd the motion. Don Finn modified the motion to give Crystal Pohlman discretion on the length of the CDs. Crystal stated that she is looking at one 1-year CD at \$10,000 and two 24-month CDs for \$10,000 each. Don Finn put this motion to a roll call vote with the following results: Voting yea – Mike Robinson, Sue Hill, Kay Chovanec, Don Finn, Crystal Pohlman, Mick Kazmerski, Rossllynn Shaw, Lois Lytle, Charlie Moore. Voting nay – none. Motion unanimously approved.

Mike Robinson made a motion to accept the Treasurer's Report as presented. Lois Lytle 2nd the motion. Don Finn put this motion to a roll call vote with the following results: Voting yea – Mike Robinson, Sue Hill, Kay Chovanec, Don Finn, Crystal Pohlman, Mick Kazmerski, Rossllynn Shaw, Lois Lytle, Charlie Moore. Voting nay – none. Motion unanimously approved.

Don Finn stated that under New Business there is an item called Dock at Lakeside Park. He stated that the RCD is repairing that so it is not an issue at this time. Charlie Moore pointed out that it is Parkside Park and not Lakeside.

Committee Reports:

Roads – Charlie Moore: Charlie stated that progress is being made for ditch repair with Midwest Resources. He also stated that bids are coming in for chip and seal and several people had been contacted for mowing bids and he is waiting for those bids to come in. Road signs are a work in progress and will continue to be updated. He stated that Franklin Maintenance gave him a cost of \$29.00 a square yard for road patch. Repairs will be marked with red paint and as soon as Franklin Maintenance can get the hot patch they will begin work. Charlie Moore made a motion to accept the \$29.00 per square yard bid from Franklin Maintenance for pothole patching. Mike Robinson 2nd the motion. Don Finn put this motion to a roll call vote with the following results: Voting yea – Mike Robinson, Sue Hill, Kay Chovanec, Don Finn, Crystal Pohlman, Mick Kazmerski, Rossllynn Shaw, Lois Lytle, Charlie Moore. Voting nay – none. Motion unanimously approved. Charlie reminded everyone about clean-up day and stated that coffee and donuts would be served to all volunteers.

Rules & Regulations and By-Laws: Mike Robinson: Mike Robinson stated that he was bringing this issue up from under New Business to discuss in his Committee Report and this item is Guest Passes. He received a call from a property owner because they were told they could only have one guest pass and the issue they had coming up was they had two different people coming and they would be going to two different locations. Property Owners were informed by the office that they could only obtain one guest pass. Mike stated that under Rules & Regulations it does not state how many guest passes they are entitled to. Mike Robinson made a motion that we come up with a temporary guest pass that the property owner has to obtain and return to the office within a specified period of time and they are responsible just like on the permanent guest pass for their visitors and what they do. Crystal Pohlman 2nd the motion. After the Board discussed this issue Mike amended his motion. Mike Robinson amended his motion to state that we come up with a temporary pass(s) that indicates how long it is good for, for property owners who need it. Crystal Pohlman 2nd the motion. Don Finn put this motion to a roll call vote with the following results: Voting yea – Mike Robinson, Sue Hill, Kay Chovanec, Don Finn, Crystal Pohlman, Mick Kazmerski, Rossllynn Shaw, Lois Lytle, Charlie Moore. Voting nay – none. Motion unanimously approved.

Social Committee Liaison – Lois Lytle: Lois stated that 35 children attended the Easter Egg Dash and everyone had a good time. April 25th is Clean Up Day. Coffee, donuts and lunch will be provided to all volunteers. The garage sales are on Saturday, May 2nd along with the bake sale. Lois encouraged everyone to donate baked goods for this event. Senior Focus will sponsor the AARP Safe Driving Course on May 12th and 13th from 9:15 to 1:15 pm. The cost is \$12.00 if you are an AARP Member and \$14.00 if you are not. Snacks and lunch will be provided on both days and a certificate of completion will also be provided at the end of the program. There is also a blood drive on May 18th from 2:00 to 7:00 pm. Lois told the Board that the Volunteer Appreciation Picnic would be held on July 25th at Unity Park starting at Noon. Lois was asked for an update on the Welcoming Committee by an audience member. Lois stated that she didn't have much to report at this time and they are also waiting on the new directories to come out.

Environmental Control Committee – Mick Kazmerski: Mick explained that he had received a complaint regarding water being discharged across a property owners lot on Lakeside Drive. After looking into the issue he concluded that there was nothing the POA could do but to ask the property owner to try and divert the water into a roadway ditch. The property owner stated he would do his best to try and divert the water into the ditch.

Mick stated he had also received a complaint regarding screening on a patio. He stated that the ECC doesn't regulate certain types of fencing such as privacy screens, split rail fencing on the corner of their lot, garden fencing, etc. Mick stated that the complaint involved the placing of a solid board screen adjacent to the house around this patio block and the inside was filled with junk and then he stated not junk but stuff. He asked the Board to look at it and see if it should fall under the area that the ECC does not regulate or if it should be classified as a fence. Mick stated that they would probably not have pursued this except there was a complaint filed. Sue Hill stated that she had gone over to that home and they have a propane tank inside that fenced-in area. Mick stated that he was sure there should not be a propane tank that close to the building. Sue stated again that she was there within the last week and saw the propane tank. Don Finn stated that they would look at it. Mick stated that he felt it falls into the category of an unregulated screen. The Board will look into it and bring it up at the May meeting.

Mick then went on to explain that Item #6 in the ECC Building Packet needed to be removed due to the current changes being made to Dues & Assessments. Mick made a motion to remove Item #6 from the Building Packet. Mike Robinson 2nd the motion. Don Finn put this motion to a roll call vote with the following results: Voting yea – Mike Robinson, Sue Hill, Kay Chovanec, Don Finn, Crystal Pohlman, Mick Kazmerski, Rosslynn Shaw, Lois Lytle, Charlie Moore. Voting nay – none. Motion unanimously approved.

Mick had one additional change to the Building Packet to make. The construction time factor that states that construction be completed within six months of the issuance of the permit or a \$500 fine would be issued is the item that needs to be changed. Mick is asking that we go back to the original time permit being six months from the issuance of the permit with one addition; if the exterior is not completed by six months from the day the foundation is laid then a \$500 fine will be issued. He also wants to be able to look at the situation and if justified, the ECC could grant a 30-day extension without deducting \$500 from their deposit. Mick Kazmerski made a motion that we change the language in the ECC Building Packet that six months from the issue date of the permit retaining the \$500 fine unless a 30-day extension is approved by the ECC. Mick stated that they could extend it 30 days at a time but did not want to give them too much time. Don Finn asked Mick to restate his motion. Mick Kazmerski made a motion to change the wording on Item #7 in the Permit Check-Off List of the ECC Building Packet to state “including the forfeiture of \$500.00 if the exterior is not completed by six months of the date of issuance of the permit unless a 30 day extension is approved by the ECC. Mike Robinson 2nd the motion.

Mick stated that this does not change the permits that are currently out there. Don Finn put this motion to a roll call vote with the following results: Voting yea – Mike Robinson, Sue Hill, Kay Chovanec, Don Finn, Crystal Pohlman, Mick Kazmerski, Rosslynn Shaw, Lois Lytle, Charlie Moore. Voting nay – none. Motion unanimously approved.

Mick Kazmerski stated that we are tied at the hip to the Lost Lake Utility District. The Utility Company and the POA are really the same people and we need to keep this in mind regarding the East Office rental. The East Office closed and was consolidated into the West Office due to Unification. The LLUD is currently renting a room at the East Office. Mick stated we have a month-to-month rental agreement with the Utility District – they are paying \$250.00 per month. However, the POA is paying all of the utilities. He stated that we need to be fair in evaluating this since the LLUD has a more restrictive situation with their budget. Mick Kazmerski made a motion that due to the circumstances with the future sale of the property, which is our long-term goal, we need to stay on a month-to-month rental agreement with the Utility District. We are not in a position where it would be in our interest or their interest to require a lease. The rental rate for the existing facility utilized by the LLUD should remain at \$250.00 per month with a change in expenses to be paid by the POA. This would mean the POA would only pay taxes and insurance on that property with all utilities and maintenance paid by the LLUD. The Utility would pay for the electric and any maintenance such as mowing and maintenance of the driveway. The POA could still use that property for storage or have meetings in the conference room. If the Utility would elect to move to the larger facilities downstairs that have been vacated, which are handicap accessible, Mick would recommend that the cash rent portion increase to \$300.00 per month. Mike Robinson 2nd the motion. Don Finn put this motion to a roll call vote with the following results: Voting yea – Mike Robinson, Sue Hill, Kay Chovanec, Don Finn, Crystal Pohlman, Mick Kazmerski, Rosslynn Shaw, Lois Lytle, Charlie Moore. Voting nay – none. Motion unanimously approved.

At 10:05 a.m., Don Finn told the Board and audience that we would be taking a five-minute break. The meeting resumed at 10:10 a.m.

Mick had one other comment regarding an issue concerning a variance requesting the building of a front porch. The problem is the house is sitting too close to the front lot line so in order for them to construct a front porch, they will need a variance. However, Mick stated he has not yet received the variance request so this item will be tabled until the May Board Meeting.

Security – Sue Hill: Sue stated that 29 Guest Passes have been issued so far. She stated that David Glessner will be doing a presentation at the Lake Court Center on Thursday, April 30th at 6:00 pm concerning the Shining Star Program in Dixon. She stated that there was an incident in the Community regarding the back window of a vehicle being broken out. The vehicle was in the driveway and it happened during the day. She encouraged everyone to keep their eyes and ears open. Nothing was stolen out of the vehicle.

Parks – Charlie Moore: Charlie stated that he is waiting on mowing bids and mentioned again about the upcoming Clean Up Day. Mick congratulated Charlie Moore and John Mulholland on the great job they are doing in the Community.

Covenants – Sue Hill: Sue stated they are meeting on a weekly basis and making progress. She stated that they are going to have a lot of open meetings and encouraged everyone to come and voice their pleasure and displeasure with what they come up with. She stated that these are your covenants and we will have to live with them and we do want Community input. She encouraged property owners to not come to the meetings angry stating that this will not get us anywhere. The Committee is willing to go back to the drawing board as many times as we need

to because they are not going to waste the POA's money to send them out and not get the percentage we need to get them passed.

Office Administration – Nothing at this time.

Property Maintenance – Don Finn: Don stated that we had closed on a piece of property that we previously sold.

Long Range Planning – Roslynn Shaw: Roslynn stated that her Committee has met once and will be meeting again next week. She stated they are discussing their three, five and ten year plans. Hopefully, the next time they meet they will have those things organized and they are working on an agenda. She stated that she is assisted in the Community by some very intelligent, very well thinking people and is very proud of her Committee. The people on the Long Range Planning Committee are: Tom Wendling, Terry Kemp, Tom Clarey, Herb O'Rourke, Frank Durkin and Jerry Sellers.

Dues & Assessments – Kay Chovanec: Kay stated that her Committee had met this week and felt they had accomplished a lot. She stated that their goal is to present to the Board what they have come up with at the June Meeting. Her Committee consists of Pat Bendery, Linda Dummett, Paul Killian, Cyndi Cantrell, Tom Clarey, Joyce Piper and Terri Elliott.

Don Finn had Parameters for the Dues and Assessments Committee moved up from under New Business to be discussed now.

Parameters for the Dues and Assessments Committee:

Mick Kazmerski stated that he felt they needed to establish some sort of parameters for the Committee so that they don't do an extensive amount of work and come up with a recommendation in June that would not be acceptable to the Board. The ultimate decision is the Board. Kay Chovanec stated that she felt they are all intelligent people really wanting to work for the Community and we don't have to have parameters or limitations. Mick stated he didn't think it would be fair to this Committee to come up with something that the Board will reject come June and either send it back to you or dissolve your Committee or whatever the Board will decide to do. Mick felt there were some issues on fairness and not having geographical advantages or one property owner versus the other. He stated he has heard comments from some people on this Board that are unacceptable concerning dues and leaving them the way they are now. Kay stated that it has never been the Committees intent to just leave it as is. She stated that she did not know where the comment came from but it did not come from anyone involved in her Committee. Mick stated that he would actively work against any proposal that was not fair and equal for every property owner in this Community. Kay stated that it is the goal of this Committee to be fair to everyone in the Community. Kay stated the Committee plans to come up with two possible proposals and possibly more.

Unfinished Business:

Gatehouse Repair:

Frank Durkin stated that the plan is to do a double-sided kiosk the same as what is on the East side. Frank stated that Norm Heiden has volunteered to fabricate this unit. Frank has done architectural drawings for Norm to work from. Volunteers will be needed to set the posts into the ground and drill holes. The approximate cost of this project is \$1,886.35 and includes updating the bulletin board on the East Side. Mike Robinson made a motion to set aside \$2,000.00 for the gatehouse repair as per Frank's drawings. Sue Hill 2nd the motion. Don Finn put this motion to a roll call vote with the following results: Voting yea – Mike Robinson, Sue

Hill, Kay Chovanec, Don Finn, Crystal Pohlman, Mick Kazmerski, Rosslynn Shaw, Lois Lytle, Charlie Moore. Voting nay – none. Motion unanimously approved.

Don Finn stated that we have an opportunity to get someone to come in and take all of the white picket fence up at the West Gate including the posts between the sections and the concrete the posts are set in for no charge to us if they can have the fence. The Board had no objections to this.

Tom Wendling stated that two sections of split-rail fence will be placed on both sides at the entrances. Lighting will be worked on in a few weeks. Holes and new posts will need to be done and the excess pillars will need to be removed. Staining on the new gatehouse needs to be completed and some wiring needs to be done. Tom was given permission to purchase the new split-rail fence.

Office Computers:

Don stated that the computers are being updated as we speak and the new QuickBooks software has been installed.

Lakeshore Improvements:

Don Finn stated that the contract has been signed for the lakeshore improvements and this project will be done concurrently with the RCD work.

West Side Water Repair:

The water leak on the West side has not yet been done. Don stated it should be done as soon as the posted road signs are removed.

New Business:

Election Committee for October Election:

Mike Robinson stated that according to our By-Laws we have to have an Election Committee made up of three Board Members who are not up for re-election as well as two Community Members. Newsletter articles will need to be done and ballots will need to be created. The following three Board Members volunteered for this Committee: Charlie Moore, Don Finn and Lois Lytle.

Speeding Violation:

Sue Hill stated that enclosed in the Board Packet is a speeding violation that was brought to our attention by security because it was excessive speeding – the driver was doing 37 mph. Sue stated she wants the Board to decide if this is a flagrant violation and if so, should we give them a fine on the first offense. Mike Robinson read the statement in the By-Laws that justifies the issuance of a fine on a first offense without first issuing a warning. Mick Kazmerski stated he did not feel a fine should be imposed on this violation without issuing a 1st warning. Don Finn stated he felt the same way. Mick made a motion that a fine not be imposed and that they be given a warning. Mike Robinson 2nd the motion. Don Finn put this to a roll call vote with the following results: Voting yea – Mike Robinson, Don Finn, Mick Kazmerski. Voting nay – Kay Chovanec, Crystal Pohlman, Rosslynn Shaw, Lois Lytle, Charlie Moore. Abstained – Sue Hill. Motion not approved.

Crystal Pohlman made a motion that we fine this person \$25.00 for this violation. Charlie Moore 2nd the motion. Don Finn put this motion to a roll call vote with the following results: Voting yea – Mike Robinson, Kay Chovanec, Crystal Pohlman, Rosslynn Shaw, Lois Lytle, Charlie Moore. Voting nay – Don Finn, Mick Kazmerski. Abstained – Sue Hill. Motion approved.

Don Finn mentioned that our neighbor Pete Birk, passed away at the age of 94. Don told the audience that Pat Thomas has resigned from her position with the POA effective May 1st.

Mike Robinson made a motion to adjourn at 11:01 a.m. Mick Kazmerski 2nd the motion. Motion unanimously approved.