

**United Lost Lake Property Owners Association  
Regular Monthly Board Meeting Minutes  
July 18, 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, July 18, 2009, at Lake Court Center. President Finn welcomed everyone in attendance.

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

**Absent:** None.

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

**MOTION TO ACCEPT JULY 18, 2009 AGENDA** (see **ATTACHMENT B**): President Finn asked that the motion to accept a dues and assessments proposal originally under NEW BUSINESS be postponed until the August meeting, stating that the majority of the Board members would like more time to consider a dues and assessments proposal. President Finn apologized to the audience members for the postponement, as he recognized that a lot of property owners came to today's meeting to hear the outcome of the dues and assessments proposal. Lois made a motion that the dues and assessments vote be tabled until the August meeting for further deliberation, seconded by Rosslynn. A roll call vote was taken, and those in favor were Charlie, Lois, Rosslynn, Crystal, Don, Sue, Kay and Mike. Mick was opposed.

**MOTION TO ACCEPT JUNE 20, 2009 REGULAR MEETING MINUTES:** Mike made a motion to accept the June 20, 2009 meeting minutes, seconded by Crystal. A voice vote was taken, and those in favor were Mike, Mick, Don, Crystal, Rosslynn, Lois and Charlie. Sue and Kay abstained.

**MOTION TO ACCEPT JULY 11, 2009 SPECIAL MEETING MINUTES:** Mike made a motion to accept the July 11, 2009 special 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 explained June's expenditures and answered several questions. 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:** Charlie reported that work continues on the ditches, involving cleaning up and/or additional culverts, and that pothole repairs continue at a slow pace due to all the wet weather and the requirement that the roads be completely dry prior to patching. Charlie stated that the roadside mowing should improve as Ken Oltmanns bought new equipment. Charlie reported that two bids have been received for chip 'n seal, and a third bid is forthcoming.

**BY-LAWS/RULES & REGULATIONS:** Mike requested that the following two sentences regarding prorated dues and assessments be removed from the By-Laws (*Article III, Section 6*): *Members acquiring lots after January 1<sup>st</sup> of each year, but no later than June 1<sup>st</sup> shall pay dues and assessments in the full amount as stated in the Covenants. Members acquiring lots after June 1<sup>st</sup> shall pay dues on a prorated basis of dues and assessments incurred for that year,* citing that once dues are paid for the year, any proration issues are between the seller, buyer and realtor, and these two sentences should be removed.

**MOTION:** Mike made a motion to delete the two sentences from the By-Laws as read, seconded by Mick. A roll call vote was taken, and those present were in favor, none opposed.

Mike asked the Board to consider if the last sentence in Article I(i) of the By-Laws concerning spec homes should be removed, since this sentence was part of New Landing prior to unification. After brief discussion, it was decided to leave this sentence in the By-Laws.

**SOCIAL LIAISON:** Lois reported that the girls softball team car wash was a success, and future events include 5<sup>th</sup> Friday and the corn boil. Lois reminded the volunteers to sign up who plan on attending the July 25<sup>th</sup> volunteer appreciation picnic.

**DUES & ASSESSMENTS REVIEW:** Kay thanked everyone who attended the special meeting held last Saturday and for their ideas and opinions, and that no vote on any proposal would take place at today's meeting as indicated earlier in the meeting. Kay stated that a lot of compliments were received, acknowledging the hard work being put forth, and that hopefully at the August 15<sup>th</sup> Board meeting, a proposal would be brought to the community.

**ECC:** Mick stated that any permit fees for repairs to or replacement of an existing septic system would be waived; however, the property owner still needs to apply for a septic repair/replacement permit from the POA, and the \$250.00 late permit fee would apply if a property owner does not apply for the septic permit prior to repair/replacement.

**SECURITY (see ATTACHMENT D):** Sue asked that the \$25.00 fine issued to the Schlossers in May for the barking dogs be waived, as the Schlossers had gotten rid of the dogs.

**MOTION:** Sue made a motion to waive the \$25.00 fine issued to the Schlossers, seconded by Mick. A voice vote was taken, and all present were in favor, none opposed.

Sue stated that it has been the policy of the Board to not issue decals to members who are not in good standing because they have not paid their dues. Sue asked the Board if these property owners should be issued decals with a mark on the decal to indicate that they were members not in good standing, as it would help the security officers know that they do belong in the community. The Board's consensus was that it was not a good idea to put a mark on the decal to indicate a member not in good standing. Sue reminded property owners to take decals off before they trade or sell their vehicles. Sue reported that the radar gun has been certified, and is up to date and accurate.

**PARKS:** No report given.

**COVENANTS (see ATTACHMENT E):** In addition to the report submitted, Sue answered several questions. Sue stated that the same material would be used for all four meetings, so it would not be necessary for someone to come to all four meetings, and after the property owners provide input, the Board would then vote on the Covenants. Sue clarified that the number of votes a member casts is equivalent to the number of lots they own, and that this is the only time this type of voting happens.

**OFFICE ADMINISTRATION:** President Finn stated everything was going smoothly.

**PROPERTIES AND MAINTENANCE:** No report given.

**LONG RANGE PLANNING (see ATTACHMENT F):**

**UNFINISHED BUSINESS:**

**OFFICE COMPUTERS:** President Finn stated that this project is completed.

**GATEHOUSE REPAIR:** President Finn asked Tom Wendling to comment on the status of the gatehouse repair. Tom stated that the split rail fencing would be postponed until the concrete columns are removed, to which Charlie indicated that Ken Oltmanns would be able to remove and dispose of the concrete columns. After President Finn asked Frank Durkin to comment on the status of the kiosk, Frank indicated that work on the kiosk is scheduled to begin next Tuesday.

**LAKESHORE IMPROVEMENTS:** President Finn stated that spending any of the \$20K approved last year for shoreline rip rap has been placed on hold, due to the flooding of Babbling Brook Bridge. He also indicated that any other major expenditures planned for have been put on hold as well. President Finn stated that even though a contract had been signed with the construction company to do lakeshore improvements, this has been put temporarily on hold until the costs are known for repair of the Babbling Brook Bridge.

**ELECTION COMMITTEE:** President Finn stated that an Election Committee has been selected in accordance with the By-Laws, and if enough candidates apply, a normal election would be held prior to the annual meeting. President Finn stated that the deadline to submit a statement of candidacy is August 1<sup>st</sup> at 5 p.m.

**WEST GATE LANDSCAPING:** President Finn stated that this expenditure has been put on hold until the costs are known for repair of the Babbling Brook Bridge.

**STATUS OF AD FOR SECRETARY:** President Finn stated that no one has been hired, an ad has not been placed in the newspaper, and at this point, it is not certain that another person is needed.

**MARTY PORTNER/VOLUNTEER CONTRIBUTIONS:** The Board tabled this until August's meeting.

**NEW BUSINESS:**

**BABBLING BROOK BRIDGE UPDATE:** President Finn stated that over 1,000 tons of rock were used on the day of the emergency flooding, and that \$25,000 had been committed to Willett, Hofmann & Associates for engineering services which will hopefully be completed in a couple weeks, after which the bidding process could begin for the actual construction work. President Finn stated that although we do not know the final costs, it could go up as high as \$150,000. Several options to help finance the permanent repair could include postponing some road work except pothole patching, postponing the lakeshore improvements, utilizing the reserve funds, eliminating any gate beautification projects, and/or using any leftover funds from this year's budget. President Finn stated that even with spending cutbacks and keeping all expenses to a minimum, a special assessment would be necessary. President Finn does not want to roll the bridge repair expenditure into the yearly dues & assessments, but rather, have a special assessment, be done with it, and hopefully never have to deal with this type of repair again.

**SECURITY (SPEEDING VIOLATIONS):** Sue reported there are two speeding violations that need Board review. Before giving the details of the speeding violations, Sue asked that if the

property owners were present, to stand up and be recognized, giving them an opportunity to speak if they had something to say, to which no one stood up.

Sue stated that the 1<sup>st</sup> offender was stopped on 3/27, going 34 m.p.h., they were given a warning, and then on 6/28 the same offender was stopped at 9:51 a.m. going 31 m.p.h.

**MOTION:** Sue made a motion that the Board approve issuing a \$25.00 fine, seconded by Charlie. A roll call vote was taken, and those present were in favor, none opposed.

The 2<sup>nd</sup> offender was stopped on 3/28 at 2:30 p.m., going 30 m.p.h., they were given a warning, and then on 6/16 at 4:03 p.m. a 2<sup>nd</sup> violation was issued, going 29 m.p.h. However, since the 2<sup>nd</sup> violation from 6/16, a 3<sup>rd</sup> violation was given to the same person, this week at 4:58 p.m. going 37 m.p.h.

**MOTION:** Sue made a motion that the Board approve issuing two fines, \$25.00 each for each offense, seconded by Crystal. A roll call vote was taken, and those present were in favor, none opposed.

Sue indicated that speeding violations have not been published in the newsletter in four months and would not be published anymore. Sue stated that prior to the issuance of a violation, she discusses each circumstance with the security personnel.

**MOTION TO ACCEPT DUES & ASSESSMENTS PROPOSAL:** The Board tabled this until August's meeting.

**MOTION TO ACCEPT BY-LAWS AMENDMENTS:** The Board tabled this until August's meeting.

**POSSIBLE SALE OF EAST OFFICE:** President Finn stated that there has been an inquiry about purchasing the East Office, and when asked their opinion, the majority of the Board agreed that this inquiry should be looked into. President Finn stated that selling this property would help the current financial situation, as well as future expenses by not having to pay taxes and utilities.

**SCHLOSSER ECC VIOLATION:** Mick stated that a variance has been applied for by the Schlossers, who were present, for two clubhouse-like elevated structures on their property. Mick read from the Lost Nation Covenants where it states that no detached buildings of any kind are permitted. After a lot of discussion amongst the Board members, including Mr. Schlosser explaining the construction features and that they were indeed playhouses, Mr. Schlosser's neighbor was given an opportunity to comment, who in turn requested that the window overseeing his property be faced towards another direction to which Mr. Schlosser agreed.

**MOTION:** Mike made a motion that the Schlosser's two structures be considered regulated structures, seconded by Crystal. A roll call vote was taken, and those in favor were Mike and Mick. Those opposed were Kay, Sue, Don, Crystal, Rosslynn, Lois and Charlie.

**ADJOURNMENT:** Mike made the motion to adjourn, seconded by Lois. A voice vote was taken, and all present were in favor, none opposed. Meeting adjourned at 10: 57 a.m.

**SUMMARY OF MOTIONS MADE BY THE  
UNITED LOST LAKE POA BOARD OF DIRECTORS  
JULY 18, 2009**

**MOTION:** Mike made a motion to delete the two sentences from the By-Laws as read, seconded by Mick. A roll call vote was taken, and those present were in favor, none opposed.

**MOTION:** Sue made a motion to waive the \$25.00 fine issued to the Schlossers, seconded by Mick. A voice vote was taken, and all present were in favor, none opposed.

**MOTION:** Sue made a motion that the Board approve issuing a \$25.00 fine, seconded by Charlie. A roll call vote was taken, and those present were in favor, none opposed.

**MOTION:** Sue made a motion that the Board approve issuing two fines, \$25.00 each for each offense, seconded by Crystal. A roll call vote was taken, and those present were in favor, none opposed.

**MOTION:** Mike made a motion that the Schlosser's two structures be considered regulated structures, seconded by Crystal. A roll call vote was taken, and those in favor were Mike and Mick. Those opposed were Kay, Sue, Don, Crystal, Rossllynn, Lois and Charlie.