

UNITED LOST LAKE PROPERTY OWNERS ASSOCIATION  
Regular Board Meeting  
MINUTES  
January 17, 2009

Don Finn, President, called the meeting to order at 9:00 a.m. Don welcomed everyone to the meeting stating this was the first meeting with the new Board. Don stated that it would be our goal to serve the community as fairly as possible and also our goal to give everyone a chance to speak on subjects that pertain to this community. He stated that we would strive not to give in to any special interests and keep in mind the entire community both homeowners and property owners alike. If we make any mistakes along the way, which we surely will, we will do our best to rectify them as soon as possible. We will conduct these meetings in a business-like manner and refrain from personal attacks on anyone, both members of our community and members of our Board and we will respect everyone's opinions.

**Roll Call:** Don had each Board Member state their name and their position on the Board.

**Attendance:**

Mike Robinson, Board Secretary and By-Laws and Rules & Regulations Committees  
Chairperson  
Kay Chovanec, Dues & Assessments Review Committee 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  
Rosslynn Shaw, Long-range Planning Committee Chairperson  
Charles Moore, Parks and Roads Committees Chairperson

**Absent:**

None

**Agenda:**

**Motion to Accept Agenda:**

Mike Robinson made a motion to accept the agenda as presented. Charles Moore 2<sup>nd</sup> the motion. Don Finn, President then asked that all those in favor of the motion say "aye". Opposed – none. The ayes have it. Motion unanimously approved.

**Motion to Accept the November 13, 2008 Community Meeting Minutes:**

Mike Robinson made a motion to accept the November 13, 2008 Community Meeting Minutes as presented. Lois Lytle 2<sup>nd</sup> the motion. Don Finn, President then asked that all those in favor of the motion say "aye". Opposed – none. The ayes have it. Motion unanimously approved.

**Motion to Accept the December 13, 2008 Regular Meeting Minutes:**

Mike Robinson made a motion to accept the December 13, 2008 Regular Meeting Minutes as presented. Crystal Pohlman 2<sup>nd</sup> the motion. Don Finn, President then asked that all those in favor of the motion say "aye". Opposed – none. The ayes have it. Motion unanimously approved.

### Motion to Accept the January 5, 2009 Executive Session Minutes:

Mike Robinson made a motion to accept the January 5, 2009 Executive Session Minutes as presented. Lois Lytle 2<sup>nd</sup> the motion. Don Finn, President then asked that all those in favor of the motion say “aye”. Opposed – none. The ayes have it. Motion unanimously approved.

### Treasurer’s Report:

Crystal Pohlman stated that the billing for the 2009 dues and assessments was sent out on January 2, 2009. She stated that we have been receiving payments on those bills and after the 2<sup>nd</sup> of February, we will begin assessing late fees. She stated that she would be meeting with the CPA on Tuesday, January 20, 2009 to review the records and close the fiscal year and to start the process of getting the 2008 taxes done, which includes issuing W2’s and 1099 forms. Mike Robinson made a motion to accept the treasurer’s report. Lois Lytle 2<sup>nd</sup> the motion. This motion was put to a roll call vote with the following results: Voting yea – Mike Robinson, Kay Chovanec, Sue Hill, Don Finn, Mick Kazmerski, Crystal Pohlman, Lois Lytle, Rosslynn Shaw, Charles Moore. Voting nay – none. Motion unanimously approved.

### **Unfinished Business:**

#### Computer Purchase – West Office:

Since no further bids have been received as of 1/17/09, this issue was tabled.

#### Lakeshore Repair:

Marty Portner did a presentation on the areas of the lake that need repair using the ULLPOA map. Marty stated that it was a misnomer to call it a rip-wrap project since property owners may have the option of using vegetative planting. Marty explained that due to wave action at the mouth of the lake, lots 10 and 11 in the Lost Nation Subdivision have been severely undercut. The RCD has taken care of North Beach and Lakeside Park is experiencing the same problem. But due to the frost line going down several feet, Lakeside Park will be re-bid and hopefully will be completed in the Spring. Steve Larry stated that a “phase” approach to shoreline stabilization would take place and they hope to complete phase 1 in the last quarter of this year. They also plan to remove silt and establish a silt basin at Babbling Brook. Don stated that \$20,000 has been set aside to pay for rip wrap for the two lots on the East side and the park and we have received a low bid of \$17,010. We have not yet voted to spend that money and should vote on this at the next meeting. Steve Larry stated that as they push their jobs out to re-bid it would hopefully come in less due to the reduction in fuel costs. Marty stated that the repairs would be spread out over several years so dues will not be affected. Mick Kazmerski stated that he would like to see a land swap between the POA and the RCD. The RCD would take lots 10 and 11 and in exchange the POA would take the three lots along Flagg Road, which we could then look at for a future site for an office. Mike Robinson made a motion that the ULLPOA acknowledges that there is a problem and are willing to participate in lakeshore repairs without indicating any dollar amount. We are willing to acknowledge there is an issue and are willing to participate in correcting the issue and when the RCD has more specifics to give to us then at that time we can vote on how far we are going to go monetarily. No 2<sup>nd</sup> was given on this motion.

#### Gatehouse Repair Project:

Tom Wendling stated that the outside of the gatehouse still needs to be stained, put up a flagpole and the interior needs to be finished. Charlie Moore stated that he had spoken to John Mulholland. John and Bill Sharp had designed and built the bulletin board on the East side. Charlie asked if the Board wanted him to obtain a price on this. Don Finn stated that the sooner

Charlie could put a package together and present it to the Board for approval the better it will be for the people who are doing the work.

Volunteer Appreciation Day:

Lois Lytle, Social Committee Liaison, stated that nothing has been done yet because they haven't decided when they are going to have it. Mick Kazmerski stated that they had talked about having it in the summertime when we could have an outdoor activity. Rosslynn Shaw asked if it could be held during Spring Cleanup Day but Lois stated that due to Cleanup Day being an entire days project she thought this would be too much to do in one day.

**New Business:**

Drawing for Members Length of Terms:

A drawing took place to determine what the term lengths would be for each Board Member and the results were as follows:

Mike Robinson – One Year  
Kay Chovanec – One Year  
Sue Hill – Two Years  
Don Finn – Two Years  
Mick Kazmerski – Two Years  
Crystal Pohlman – One Year  
Lois Lytle – Two Years  
Rosslynn Shaw – One Year  
Charlie Moore – Two Years

Vote on New By-Laws (Rev. O):

Mick Kazmerski had a concern on Page 3, 3<sup>rd</sup> paragraph from the bottom regarding a home built across two lots that it may be considered as one lot. Mick's concern was that the Committee have a clean slate and consider everything and he did not think it was right to single out one situation which is a home across two lot lines and say we're going to grant them special consideration when no one else gets any special consideration from these By-Laws. He stated that he is not opposed to any consideration he just wants to strike this paragraph so that Kay's Committee has a complete blank slate when they are considering what the new dues structure should be. Mick Kazmerski made a motion for consideration that the 3<sup>rd</sup> paragraph from the bottom of page three be stricken from the By-Laws before we approve them today. Mike Robinson 2<sup>nd</sup> the motion. Crystal Pohlman stated that in order to get this version of the By-Laws that has been worked on approved, why can't we do that and when the Committee meets change it to accommodate whatever the structure is that the Committee comes up with. She did not feel that we should stop this entire document from being approved for this one thing when it can be corrected. She stated that the lawyer told them it was not advisable to approve this unless it was absolutely what we wanted to approve without any corrections or changes to be made that it was done the way it should be to be voted on, period. Mike Robinson withdrew his 2<sup>nd</sup> to Mick's motion. Mike Robinson made a motion that the Board approve the By-Laws, Rev. O, dated January 17, 2009. Sue Hill 2<sup>nd</sup> the motion. This motion was put to a roll call vote with the following results: Voting yea – Mike Robinson, Kay Chovanec, Sue Hill, Don Finn, Lois Lytle, Crystal Pohlman, Rosslynn Shaw, Charlie Moore. Voting nay – Mick Kazmerski. Motion approved.

Marty Portner will place Rev. O of the By-Laws on the website as soon as possible. The By-Laws will be available at both offices. Postcards will be sent to all property owners stating that

the By-Laws are posted on the website. If they need a copy mailed to them, they can contact either of the POA Offices.

#### Code of Conduct:

Mike Robinson explained that in the By-Laws there is a Code of Conduct that Board Members are going to have to sign. Since the By-Laws have been approved, Pat has made copies of the Code of Conduct and they were then distributed to all Board Members for their signature. Mike Robinson read the Code of Conduct to Board Members and guests.

#### Consolidation of Offices:

Don Finn stated he wanted to start a discussion on merging the two offices together in one location. Don stated that on the long-term plan he hoped to have a better office in a better location. Part of the justification of combining the two Associations was to combine the offices into one. Clearly, we can give better coverage to the community and keep the office hours open longer and keep information all in one location. He stated that it is becoming more difficult to do the work that needs to be done in two different locations. Mick Kazmerski stated that while he absolutely recognizes the need and there are many reasons why we need to consolidate the offices, his concern was not the issue of consolidation but the location of where the office would be. He felt the New Landing Office is in a poor location and felt this office was difficult for everyone to find. Mike Robinson stated that since the East Office is more conducive as a house it makes more sense to keep the West Office. Don Finn asked Crystal to put together a short-term plan for consolidating the two offices.

#### Vote on New Rules & Regulations (Rev. I):

Don Finn stated that he didn't think we were ready to vote on the Rules and Regulations at this time. Mike Robinson asked that the Rules and Regs Committee meet one more time to make any necessary changes to the Rules and Regulations and it will then be sent to the Board. The Committee will have it ready for the February Meeting to be voted on. The Board will be invited to the Rules and Regulations Meeting. This item will be placed on the February Agenda.

#### Billing on RCD Properties:

Don Finn stated that it has been brought to his attention that the POA is billing the RCD for two pieces of property that are in the New Landing Subdivision and that there are nine pieces of property that the Lost Nation Subdivision is not billing the RCD for. Crystal stated that in 2003 the New Landing Board asked that the RCD be required to pay dues and assessments on those properties. She stated that we need to determine if billing should be done or not. Joe Olliges stated that he had just signed a check to pay dues and assessments on LLUD property next to the West Office but was not billed for property owned on the East side. Mike Robinson stated that in 2006 because the RCD was not charging us to use this building for our meetings, we decided not to bill them for dues and assessments. Mike wanted to make something clear. If we do not charge the RCD for dues and assessments then it is with the understanding that we will never be charged to use their facilities. Mike Robinson made a motion that as long as the RCD does not charge us for using their facilities we will not assess them dues and assessments to take effect in 2009. Mick Kazmerski 2<sup>nd</sup> the motion. This motion was put to a roll call vote with the following results: Voting yea – Mike Robinson, Kay Chovanec, Sue Hill, Don Finn, Lois Lytle, Mick Kazmerski, Crystal Pohlman, Rosslynn Shaw, Charlie Moore. Voting nay – none. Motion unanimously approved.

Mike Robinson then made a motion that the Lost Lake Utility District not be charged dues and assessments as long as they do not charge us water availability fees to take effect in 2009. Mick

Kazmerski 2<sup>nd</sup> the motion. This motion was put to a roll call vote with the following results: Voting yea – Mike Robinson, Kay Chovanec, Sue Hill, Don Finn, Lois Lytle, Mick Kazmerski, Crystal Pohlman, Rosslynn Shaw, Charlie Moore. Voting nay – none. Motion unanimously approved. The LLUD's check for 2009 dues and assessments will be returned to them.

#### Rule Violation Complaint:

Pat Thomas explained that Jack Skrogstad recommended that this violation be sent to the Board since it was the property owner's second offense. Mike explained that we need to come up with a timeline between a warning and the second offense. It was determined that if a property owner receives two written violations within 90 day period then the second violation is going to start the fine process. Mick Kazmerski made a motion that if a second offense occurs within a 90-day period it becomes a fine automatically. Mick then revised his motion to state any offense in a 12-month period instead of 90 days. Kay Chovanec 2<sup>nd</sup> the motion. Don Finn, President then asked that all those in favor of the motion say "aye". Opposed – none. The ayes have it. Motion unanimously approved.

#### Traffic Ticket Fine/Lien:

Don Finn explained that we have a gentleman who was sent a fine and he refused to pay the fine and we eventually placed a lien on his property. However, when we searched the records we found that there is no record indicating he was ever sent a warning. We went right from a citation to a fine without following our own rules and regulations. Mike Robinson made a motion to remove the lien and send a letter of apology to the property owner. Lois Lytle 2<sup>nd</sup> the motion. It was determined that the letter would indicate to the property owner that the citation would be considered the first written warning for the offense. Don Finn, President then asked that all those in favor of the motion say "aye". Abstained – Kay Chovanec. Opposed – none. The ayes have it. Motion unanimously approved.

#### Committee Reports:

Roads – Don Finn: Complaints on the snowplowing have been minimal considering the many miles of road that are plowed in our community and for the most part they have done a good job. 75 tons of salt have been purchased with a commitment of 160 tons and we have also had to purchase a load of chips. It looks like we are going to be within the budget established for that expense.

Rules & Regs and By-Laws – Mike Robinson: Mike stated that he and Sue Hill will be meeting on the Rules and Regulations and will inform the Board of when and where the meeting will take place and invited Board Members to attend the meeting and give their input. Mike mentioned that since the Lost Lake Utility is up and running that there is no longer a need to have the Utility Committee.

Social Liaison – Lois Lytle: Lois mentioned that the January Senior Focus was cancelled due to the weather. The 5<sup>th</sup> Friday event will be held on January 30<sup>th</sup> and it will be an Aloha Party. She also mentioned that the Board and Social Committee needed to work on bettering their communications. She also officially requested the Social Committees budgeted amount they receive from the Board each year. Don Finn asked what the amount was and Crystal stated that each POA had given the Social Committee \$1,500 each year which comes to \$3,000 from ULLPOA. Crystal also stated that it was discussed when the budget was worked on that we would give them a \$500 increase to help them with everything that they do and because of increasing prices. Crystal Pohlman made a motion to up the amount for the Social Committees yearly donation to \$3,500. Kay Chovanec 2<sup>nd</sup> the motion. This motion was put to a roll call vote

with the following results: Voting yea – Mike Robinson, Kay Chovanec, Sue Hill, Don Finn, Lois Lytle, Mick Kazmerski, Crystal Pohlman, Rosslynn Shaw, Charlie Moore. Voting nay – none. Motion unanimously approved.

ECC – Mick Kazmerski: Mick stated that they recently had a meeting with a property owner who owns three lots in the New Landing Subdivision who is considering building. The gentleman was amazed that the impact fee was \$2000 and the refundable deposit was \$2000. Even though he has been receiving notices and newsletter information he was unaware of the cost and was not sure whether he wanted to build due to the costs. Mick stated they are still working with him. Mick stated that this is an issue we constantly deal with. Even though we try to communicate with property owners in many cases we are still not getting the messages to people as far as requirements for our community. There is one current construction and one that could start anytime pending the sale of the owner's existing home.

Security – Sue Hill: Sue stated that she met with the two security officers along with Marty Portner who pays the other half of our security bill. She stated that the two security officers are working a total of 20 hours a week. Security is also currently doing 15 to 18 vacation checks per week. They are also using the radar gun checking for speeding and watching that people stop at stop signs. Sue will place something in the next newsletter stating that we expect property owners to obey the speed limits and stop at stop signs. They also have spent part of their time checking fisherman even though its wintertime they are checking the vehicles of ice fishermen to make sure they belong here. Sue passed around to Board Members a notice of trespassing security has worked out that they leave on vehicles that have no decals and do not belong here. Sue felt it was a great thing to let people know that we are watching to see who is in our community. She also gave the men permission to buy a couple of hats that says Security across the top that cost about \$8.99 each. She felt this helps to identify them. Dave Strasemeier then reported that there was a pit bull attack against another dog that was being walked by its owner. Dave suggested that there be some type of pet registration done next year which would give the description of the dog, the pet owners name and phone number so if there is a dog running loose security could go to that list and contact the owner. Dave stated that IDNR would be doing a controlled hunt to thin out the deer population on the Orland property between January 14<sup>th</sup> and March 31<sup>st</sup> and notices have been sent out to some property owners at the north end of the lake.

An audience member talked about the barking dogs in his neighborhood and what a nuisance it is to listen to the constant barking. Don stated that he would consult with our attorney to see what we could legally do and what could be placed in the Rules and Regulations that may have some impact on this issue.

Another audience member stated that there is no “No Trespassing” sign posted at the West Gatehouse and thought there should be a sign posted. Don stated that the gatehouse is not yet finished.

Parks – No Report

Covenants – No Report

Office Administration – No report

Budget & Finance – Kay Chovanec: Kay read a statement that the Dues and Assessments Review Committee goal will be to establish how much the POA will need to operate for the year 2010. She will be organizing a Committee to come up with a fair and equitable way of assessing all property owners. For this Committee she will be looking for people who are open-minded, willing to listen and work with other property owners in obtaining this goal.

Mike Robinson made a motion to adjourn at 11:08 am. Mick Kazmerski 2<sup>nd</sup> the motion. Motion unanimously approved.