

**United Lost Lake Property Owners Association
Regular Monthly Board Meeting Minutes
May 16, 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, May 16, 2009, at Lake Court Center. President Finn welcomed everyone, including those who had never attended a Board meeting.

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

Absent: Rosslynn Shaw.

Guests: (see **ATTACHMENT A**)

MOTION TO ACCEPT MAY 16, 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 APRIL 18, 2009 REGULAR MEETING MINUTES: Mike made a motion to accept the April 18, 2009 meeting minutes, seconded by Crystal. A roll call vote was taken, and all present were in favor, none opposed.

MOTION TO ACCEPT TREASURER'S REPORT (see **ATTACHMENT C**): Crystal stated that at the April meeting the Board discussed buying new CDs with the soon expiring Lost Nation CDs, and that this had been taken care of. Crystal reported that the total reserve with CDs and the money market account total \$55,090.20. Crystal reported that there are currently 37 property owners past due, totaling approximately \$29,000.00, with 30 property owners in the collections process, 4 making scheduled payments, and 3 in bank foreclosure. Crystal pointed out that some of the 37 property owners in arrears are from last year and some are being foreclosed on. Crystal answered several questions from Board members regarding April expenditures. Mike made a motion to accept the Treasurer's report, seconded by Charlie. A roll call vote was taken, and all present were in favor, none opposed.

COMMITTEE REPORTS

ROADS: Charlie stated that there was a lot accomplished on Community Clean-Up Day, and he thanked everyone for their hard work. Charlie reported that mowing bids had been submitted for roads and parks/offices/entrances. President Finn indicated that he authorized Ken Oltmanns to perform one roadside mowing as the grass was high and needed mowing before the Board could vote on a roadside mowing contractor. Charlie indicated that he would speak with Ken about several areas that were unsatisfactorily mowed. The bid submitted by Ken Oltmanns was at a rate of \$1,600.00 per mowing, on an as-needed basis, and Charlie recommended approving Ken's bid.

MOTION: Charlie made a motion to accept the roadside mowing bid submitted by Kenneth Oltmanns for \$1,600.00 per mowing on an as-needed basis, seconded by Mike. A roll call vote was taken, and all present were in favor, none opposed.

Charlie reported that a mowing bid was submitted for parks, offices and entrances by James Taylor in Oregon, at a rate of \$25.00 per hour per mowing, which includes equipment, weed trimming and gas. Charlie reported that Mr. Taylor had already done one mowing, and his prices work out to be about the same as last year's expenses.

MOTION: Charlie made a motion to accept the mowing bid for parks, offices and entrances submitted by James Taylor for \$25.00 per hour per mowing, seconded by Mike. A roll call vote was taken, and all present were in favor, none opposed.

Charlie reminded everyone that easements are POA property and at times, work may need to be done on them such as cleaning drainage areas or mowing. Charlie stated that 40 potholes have been identified and mapped out, and map copies would be provided to the pothole repair contractor; however, more potholes may be added depending upon damage by the recent heavy rains and heavy vehicles. Charlie indicated that the pothole repair contractor would be given a copy of the areas where chip and seal is needed, so that the potholes in these areas can be repaired first before the chip and seal work begins. Charlie reported that the stretches of road that require chip and seal have also been identified on a map, totaling approximately 2.9 miles, and bids will be requested shortly. Charlie reported that the following roads would have chip and seal work done: Locust to Woodland to North Beach RCD area, including Timber Trail at Crest Court, Crabapple Court to Birch, Sangamon from Mississippi to Rolling, Portage from Mississippi to Cuyahoga, Chippewa from Deer Paint to Mississippi, Platte from Chippewa to St. Francis, Wild Rice from Minnesota to Platte, and Cuyahoga from Vermillion to Ohio. Charlie indicated that, for the most part, Deer Paint is still in good shape; however, part of Deer Paint near Chippewa needs some attention. President Finn stated that once bids are received, a final decision would be made on how much work could be done, and dependent upon the budget for the year, some work may have to be cut back. Charlie thanked Jerry Skyles for his assistance in helping him mark the roads.

BY-LAWS/RULES & REGULATIONS: Mike reported that the By-Laws Committee would have to reconvene, as some of the items currently being discussed by the Covenants Committee might be brought over to the By-Laws.

SOCIAL LIAISON: Lois stated that the RCD would like to utilize our volunteer appreciation day to recognize RCD volunteers. Lois asked Nadine Portner to give the Social Committee report (see **ATTACHMENT D**). Nadine explained that the Social Committee would more than likely go over budget this year due to the expense of printing the directory, and that the directory should be coming out at the end of this month. Nadine indicated that the Social Committee is considering purchasing a popcorn machine for the Rec Center.

ECC: Mick clarified that the recent change regarding permit expiration date only pertains to the properties in the New Landing Subdivision. The Lost Nation Subdivision properties are covered under the Lost Nation Covenants, citing that permit expiration is six months from foundation laying. Mick stated that the ECC packet and permit would specify that the deposit would be reduced or forfeited if the 6-month time period is not met.

Mick recommended that the Board approve a variance request for a new porch at 405 Birch Lane (*Goede*) that does not meet the setback requirements of 27'.

MOTION: Mick made a motion to approve a 2'6" setback variance for the front porch (*Goede*), seconded by Mike. A voice vote was taken, and all present were in favor, none opposed.

Mick recommended that the Board approve a variance request for a 10' x 14' detached shed at 705 Woodland Drive (*Moss*).

MOTION: Mick made a motion to approve a variance to allow a 10' x 14' detached shed (*Moss*), seconded by Mike. A voice vote was taken, and all present were in favor, none opposed.

Mick requested that the Board decide whether or not the Cantrells' screening issue brought up at last month's meeting be classified as an unregulated improvement. After brief discussion, no Board member objected to this issue being unregulated.

Mick reported that the property owner at the southeast corner of Mississippi and Sangamon (*Messer*) was sent a violation letter to either remove the electrified fence or bring the fence into compliance. Mr. Messer being present, he indicated to the Board that he would take the fence down.

Mick reported that four property owners were made aware that the commercial equipment stored on their properties is in violation, and one of the property owners has indicated that he would be selling the commercial truck on his property.

Mick reported that the 5' shadow box fencing project on Birch Lane (*Beissel*) approved last year was granted a 30-day extension, to June 15th, and a fine process may result if the June 15th extension date is not met.

Mick reported that a 30-day extension to May 8th was granted on a new home.

DUES & ASSESSMENTS REVIEW: Kay reported that the committee has come up with three dues & assessments proposals. Introduction of the Dues & Assessments Review Committee included Tom Cleary, Paul Killian, Cyndi Cantrell, Tere Elliott, Pat Bendery and Linda Dummett. Tom Cleary stated that the objectives of the committee are to develop a formula for ULLPOA dues & assessments and encourage multiple lot ownership, thereby preserving the environment and natural beauty of the community. Tom presented to the Board three proposals for dues & assessments restructuring. Dues & assessments using proposal #1 would be calculated based on whether or not a lot had a home, 1st contiguous lot to the home, 2nd contiguous lot to the home, or a vacant lot. Using proposal #2, all lots would be assessed at an equal value. Using proposal #3, all lots would be assessed by \$/square foot. Tom stated that the committee recommends that the Board approve proposal #1. President Finn stated that the Board would review all three proposals, have at least one open meeting where members can give their thoughts, and no later than August, the Board would make a final vote.

SECURITY: Sue stated that she would like the security hours increased from 20 to 30 hours.

MOTION: Sue made a motion that the security hours be increased from 20 to 30 hours, beginning May 18th, seconded by Mike. A roll call vote was taken, and all present were in favor, none opposed.

Sue reported that security volunteers are scheduled for Memorial Day weekend, and a training session will be held.

Sue reported that she and Charlie met with the fire department regarding the installation of a Knox box on the front gates, which is a security system that fire trucks could use in an emergency to prevent damage to the gates.

Sue reported that Ogle County came when we needed them by responding to an incident that occurred this week.

PARKS: No report given.

COVENANTS: Sue reported that the committee has completed Draft #6 and is working on Draft #7. Sue stated that depending upon the outcome of the dues & assessments review, the Covenants committee may have to go back over the Covenants. Sue stated that before any public meetings are held, the Covenants would be taken to the lawyer, to ensure that everything is in accordance with the law and state statutes.

OFFICE ADMINISTRATION: President Finn stated that an ad is being put together for additional office help for 10-15 hours per week.

PROPERTIES AND MAINTENANCE: President Finn reported that the concrete pillars attached to the fence at the West Gate were removed at the time the fence was removed, and the remaining concrete pillars would be removed, partially being paid for by CenturyTel, and the rest paid by the POA. President Finn reported that the lot swap is still in the paperwork process.

LONG RANGE PLANNING: (See **ATTACHMENT E**). President Finn read a statement submitted by Rosslynn in her absence.

UNFINISHED BUSINESS:

OFFICE COMPUTERS: President Finn reported that this project is almost completed.

GATEHOUSE REPAIR: President Finn asked Tom Wendling to report on the gatehouse repair. Tom reported that the gatehouse staining had been done. Tom stated that unfinished work included the front sign wiring and re-roofing of the newsletter stand. Tom reported that a community member volunteered to do the landscaping design and layout for the gate area, and may even provide us with plants at a discounted price. President Finn stated that the work on the kiosk and entrance signs is underway and hopes for it to be completed in one month.

LAKESHORE IMPROVEMENTS: President Finn reported that the rip rap work along the park has been contracted for, and we are waiting for the RCD to get their program organized and started.

WEST SIDE WATER REPAIR: President Finn reported that the west side water leak has been repaired, at our cost, and we have not received a bill yet.

EAST OFFICE RENTAL PROPOSAL (LLUD): Mick reported that the LLUD made a counter proposal of \$400.00 per month, with the POA paying for mowing, plowing, utilities, taxes and insurance. Mick pointed out that this counter proposal is a month-to-month lease, not a long-term lease, giving flexibility to each party dependent upon future events. Mick made the recommendation that the Board accept the LLUD's counter proposal.

MOTION: Mick made a motion to accept the counter offer of \$400.00 per month with the POA basically paying all expenses, seconded by Mike. A roll call vote was taken, and all present were in favor, none opposed.

ELECTION COMMITTEE: President Finn stated that an Election Committee Chairperson has not been selected, but the three Board members on the committee are Charlie, Lois and himself. President Finn further stated that two more committee members would be selected from the community closer to election time. President Finn reminded everyone that there would be four open positions on the Board, and anyone intending to run needs to submit their intention by August 1st via an email or letter to the office, with a brief description on why they want to run.

TEMPORARY GUEST PASSES: Sue stated that temporary guest passes do not have to be signed for in person; rather, call the office and request a temporary pass, and it will be left in one of the boxes at the office. Sue stated that permanent passes have to be signed for at the office.

NEW BUSINESS:

RIDGWAY COMPLAINT (BARKING DOGS): With Mr. Ridgway (*complainant*) present, the Board discussed the complaint in detail.

MOTION: Sue made a motion that a \$25.00 fine be imposed, seconded by Mike. A voice vote was taken, and all present were in favor, none opposed.

ADJOURNMENT: Mike made the motion to adjourn, seconded by Charlie. A roll count vote was taken, and all present were in favor, none opposed. Meeting adjourned at 10:50 a.m.

Submitted by Leslie Edgar, Office Manager

**SUMMARY OF MOTIONS MADE BY THE
UNITED LOST LAKE POA BOARD OF DIRECTORS
MAY 16, 2009**

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