

UNITED LOST LAKE PROPERTY OWNERS ASSOCIATION
MINUTES
November 8, 2008

Roll Call:

Attendance:

Mike Robinson	Crystal Pohlman
Tom Wendling	Mick Kazmerski
Lois Lytle	Don Finn

Absent:

Sue Hill
Sandy Lewis
Marilyn Mancini

Motion to Accept Agenda:

A motion was made by Crystal Pohlman to accept the Agenda as presented. Lois Lytle 2nd the motion. This motion was put to a roll call vote with the following results: Voting yea – Mike Robinson, Crystal Pohlman, Mick Kazmerski, Lois Lytle, Don Finn. Voting nay – none. Motion unanimously approved.

Motion to Accept Minutes:

A motion was made by Mike Robinson to accept the September 13, 2008 minutes as presented. Don Finn 2nd the motion. This motion was put to a roll call vote with the following results: Voting yea – Mike Robinson, Crystal Pohlman, Mick Kazmerski, Lois Lytle, Don Finn. Voting nay – none. Motion unanimously approved.

Treasurer's Report:

Crystal Pohlman stated that included in the Board materials is the Balance Sheet Report, the Profit and Loss Budget vs. Actual Reports for September and October and the Reconciliation Reports. She stated that the Money Market Reserve account has a balance of \$2,778.44. She stated that \$20,000 of the cash that was in this account was moved to a CD to earn higher interest. She also stated that the two Lost Nation CDs would mature in March and April of 2009 making the total reserve \$54,335.47. She also told the Board that she has set aside \$20,000 for the Capital Improvement Fund for lakeshore improvement (account #189).

Mike Robinson made a motion to accept the Treasurer's Report as read. Lois Lytle 2nd the motion. This motion was put to a roll call vote with the following results: Voting yea – Mike Robinson, Crystal Pohlman, Mick Kazmerski, Lois Lytle, Don Finn. Voting nay – none. Motion unanimously approved.

Unfinished Business:

Computer Purchase – West Office:

Tom Wendling tabled this issue.

Front Gate Building, Signs and West Office Fire Wall:

Tom Wendling reported that the west gate building is finished and all that remains to be done is the caulking and staining. He thanked the many number of volunteers who worked to complete

this project. He stated that 80-90 lbs. of copper were taken off the roof of the old building and that this copper would be recycled.

Frank Durkin reported that the logos for the new signs are being completed to match the cedar overlay and should be completed on Monday or Tuesday of the next week. Lighting – Frank stated that they would be ordering 6 x 6 posts and these posts will match the uprights on the signs and will have the same copper caps at the top and stated that they have some beautiful lights that will enhance both sides of the sign at both entrances. The old signs have been saved and are being stored at the POA office. The firewall has been completed at the West Office and two new windows were installed in the boardroom.

New Business:

1. Volunteer Luncheon: Tom Wendling stated that he emailed Board Members, the LLUD and the RCD to get some names for volunteer of the year. Sandy Lewis sent Tom an email stating that since so many people volunteer their time that we should perhaps do a coffee or luncheon for these volunteers. Tom stated that we hold a luncheon and invite all the volunteers that have been involved with the POA. He stated that he would like to see it become an annual affair. Mick stated that while we have many volunteers and they are very much appreciated, as we look to the future, it might become necessary to hire a paid manager. The date for the volunteer luncheon will be held on January 11th at 1:00 p.m. This year's funds will be used to pay for the luncheon. Mike Robinson made a motion that the POA come up with an annual volunteer luncheon to honor our volunteers for the things they do with the date and time to be determined. Mick Kazmerski 2nd the motion. This motion was put to a roll call vote with the following results: Voting yea – Mike Robinson, Crystal Pohlman, Mick Kazmerski, Lois Lytle, Don Finn, Tom Wendling. Voting nay – none. Motion unanimously approved. It was determined to keep the cost between \$6.00 and \$7.00 per plate. Placing pictures in the newsletter of people volunteering was also determined to be a good idea.
2. Lakeshore Repair: Tom stated that the RCD has asked the POA to repair shorelines at Lakeside Park and lots 10 and 11 on the east side that have shown significant erosion. Don Finn stated that the RCD has a legal right to maintain the shoreline in a manner that is deemed most appropriate. He also stated that we would not have a “legal leg” to stand on if we decided to say that we're not going to do it because we don't own the lakeshore. He felt we should be good citizens and do our part and is in favor of repairing the shoreline that is on POA property and also stated that we would try and keep the cost as low as we can and to cover as many linear feet as we can to stop the erosion that is eating away at the shoreline, contaminating the lake and ruining property that the POA owns. He also stated that we are looking at a project that we are not going to see results in five years but rather a long time stewardship of this community that will improve this and keep it in good shape for years to come.

Mick Kazmerski stated that although this is a worthwhile project, there is nothing in the 2009 budget for lakeshore management for an expenditure of this size. Tom Wendling stated that we have \$54,000 in cash reserve. He stated that we also have \$20,000 in a CD that was unofficially approved for lakeshore management. Tom stated that Crystal earmarked the \$20,000 CD that could be used for lakeshore management. Mick also asked the RCD whether they have contacted any other property owners regarding erosion. Mike Robinson stated that he attended the RCD meeting where this issue was brought up and they talked about contacting lakeshore property owners to let them know

what they needed to do for lakeshore stabilization. Mike commented at that meeting that there are some property owners who don't even pay their dues and assessments – how does the RCD expect to make them fix up the shoreline?

Mike Robinson wondered how much the RCD thought the cost would be to stabilize the shoreline. Mick stated that possibly this project could be done over a number of years and work on the worst areas first. Don Finn stated that 500 feet of the shoreline at Lakeside Park would cost about \$21,000 and this would include lots 10 and 11 on the eastside. Mike Robinson stated he would like to get some figures from the RCD before we commit to anything, to find out how much it would cost and if part of the money they receive from taxes could help offset these costs. Marty Portner stated that due to the fact that they are a taxing body, they would have to obtain all kinds of bids and jump through all kinds of hoops including constant contact with their lawyer.

Don Finn made the motion that we designate that CD as money set aside to use as needed, when needed, for lakeshore improvement sometime in the future. Lois Lytle 2nd the motion. This motion was put to a roll call vote with the following results: Voting yea – Mike Robinson, Crystal Pohlman, Lois Lytle, Don Finn, Tom Wendling. Voting nay – Mick Kazmerski. Motion approved.

Tom Wendling made a motion to work with the RCD in determining what our course of action will be on lakeshore erosion. Mick Kazmerski 2nd the motion. This motion was put to a roll call vote with the following results: Voting yea – Mike Robinson, Crystal Pohlman, Mick Kazmerski, Lois Lytle, Don Finn. Voting nay – none. Motion unanimously approved.

3. Signs on Vacant Lots: Mick Kazmerski stated that Lost Nation and New Landing were pretty much together on restricting for sale signs without approval of the ECC or the Board. When the covenants were written for Lost Nation there was one word inserted that made the Lost Nation sign covenants basically unenforceable. Mick stated that what he would like to do is ask the current POA to approve a sign restriction basically adopting the New Landing covenants that restricts signs except those approved by the ECC. He also stated that before we approve it, we may want to supplement it with some language to allow a for sale sign on a home but not on vacant lots, at least to have this Board go on record to try and clarify the position that the POA is taking to limit certain types of signs. Mick went on to explain that directional signs are not allowed but there is no enforcement to remove it.

Mick Kazmerski made a motion that this Board approve as a rule the current New Landing Covenants (no signs or advertisements shall be displayed or placed on any lot or structure in the development without the prior written approval of the Environmental Control Committee) with the exception of a 18 x 24 inch sign identifying householder's name and one for sale sign on an improved site with a home. Crystal Pohlman 2nd the motion. This motion was put to a roll call vote with the following results: Voting yea – Mike Robinson, Crystal Pohlman, Mick Kazmerski, Lois Lytle. Voting nay – Don Finn. Motion approved. The realtor will be contacted first to remove their sale signs. If the signs are not removed in a timely manner, Dave Stewart offered to remove them for the West side and John Mulholland offered to remove them for the East side.

4. Association Meeting Date Change: Tom Wendling explained that the reason the Association Meeting date needs to be changed from the 2nd Saturday of the month to the 3rd Saturday of the month is due to Crystal Pohlman having a problem completing the

financial reports when the 2nd Saturday falls so close to the beginning of the month which happened this month. The options we have are either not worrying about the financial reports that are submitted to the Board at the meetings or changing the date to the 3rd Saturday of the month. Don Finn made a motion to change the meeting dates from the 2nd Saturday of the month to the 3rd Saturday of the month if the RCD has the room available on the 3rd Saturday of the month beginning in January 2009. Lois Lytle 2nd the motion. This motion was put to a roll call vote with the following results: Voting yea – Mike Robinson, Crystal Pohlman, Mick Kazmerski, Lois Lytle, Don Finn. Voting nay – none. Motion unanimously approved.

5. Light Posts from the West Gate: Tom Wendling explained that the RCD requested that the light posts being removed from the West Gate could be donated to them to use around their parking lot. The consensus was to donate them to the RCD.

Committee Reports:

Roads – Don Finn: UC Paving was sent a letter asking them what they intended to do about the repair work on Birch Lane. Don did receive a response from them stating that they thought they had fixed it. Don stated that they never told him that they had fixed it and they never requested their \$5,000.00 that was held back. He stated that they were nice about it and they never complained. They stated they would be out in early spring to fix it. Don requested that they send him a letter stating that they would do so and UC Paving said they would do that. Don will follow up to make sure they do so. If they do not send a follow up letter stating that they will do the repair, then UC Paving will be sent a letter stating that we will take care of it ourselves and keep their money. Tom Wendling stated that the Association has done quite a bit of sweeping of the roads and our salt bin area is full of chips and there is also a good pile out in the parking lot, which will help recoup some of our costs. Tom also stated that Lisa Madigan has started an investigation into the salt marketing in the State of Illinois due to there being a tremendous discrepancy in pricing between what some counties are paying and what other counties are paying. He stated that there may be a residual effect from this that may be to our benefit.

Rules & Regs and By-Laws: Tom stated that since Sue Hill and Marilyn Mancini were absent there would not be anything to report on. Tom did state that there would be a meeting on Thursday, November 13th with the Board and the lawyer will be present. If anyone has questions, they need to submit them to one of the Board Members prior to Tuesday afternoon so they can be reviewed. The lawyer is not going to be available for questions from the audience. We want the questions to go through a Board Member because we want it to be a business-type meeting. Crystal stated that we want the lawyer to have a chance to review the questions prior to the meeting for interpretation purposes.

Social Committee – Lois Lytle: Lois stated that the kids Halloween party was held on the 25th of October and they had about 45 children attend. Each age group had two winners – best homemade costume and best store bought. On the 31st we had the 5th Friday grownups Halloween and approximately 50 people attended. The Christmas Party will be on the 6th of December and RSVPs are mandatory. She also requested anyone wishing to attend to call either Maureen Bronkema or Nadine Portner. Lois requested that the Board donate \$100 to the Social Committee for the work done at the Annual Meeting, which was very much appreciated. Tom Wendling stated that \$100 be donated to the Social Committee.

Environmental Control Committee – Mick Kazmerski: Mick stated that in the Board's packets were three changes that the ECC made to the construction packet. The first change was really a

clarification on proof of insurance that the lot owner was to provide for a new home construction. Basically, when you are building a home, your contractor already has insurance and the POA is asking that the contractor obtain a certification that he has insurance and provides that certificate to the POA. The second change was to clarify in the Lost Nation portion of the subdivision that a minimum of a two-car garage to a maximum of a three car garage, not to exceed 900 square feet. The third area of change was due to the 2003 energy code. Our building inspector has told us that no one in Lee/Ogle counties uses this code as a requirement. It is very confusing and nobody understands what it is. That item has been removed and in its place a requirement that a wall must be a R19 which means you could utilize or build either a four inch wall or a six inch wall at your discretion as a builder and still maintain the R19 factor and the ceiling must be R38. Mick Kazmerski made a motion to accept those three changes to the Lost Lake Building Packet. Don Finn 2nd the motion. This motion was put to a roll call vote with the following results: Voting yea – Mike Robinson, Crystal Pohlman, Mick Kazmerski, Lois Lytle, Don Finn. Voting nay – none. Motion unanimously approved.

Mick went on the state that at the last ECC meeting, the Committee made four recommendations to the Covenants Committee. These are recommendations that the Covenant Committee can consider when they are preparing to come up with a new set of covenants for the Lost Lake Community. Until that time, the covenants for Lost Nation and New Landing are still in place and applicable.

The four recommendations that were made are: 1) Fencing – we are recommending that the New Landing fencing covenants be adopted which basically says “no fencing” except as approved by the Board. 2) Garages – we are asking that garages must be attached. A minimum of a two-car garage and a maximum of a three-car garage up to 900 square feet. 3) Detached Buildings – in the current covenants for Lost Nation, no detached buildings are allowed. Past Boards have been willing to approve variances to allow people to build structures such as small sheds, pools, gazebos, fencing. Many items have been approved by a variance. The variance that has been allowed in Lost Nation has limited those sheds to a 100 square foot size building. New Landing’s covenants for a shed variance currently allow for a 12 x 16 building. The ECC has taken a position as a compromise that a detached building is not allowed in excess of a 12 x 12 (144 square feet). 4) Signs – we are asking that the New Landing Covenants regarding signs be adopted by the Lost Lake Community.

Security – Dave Strasemeier: Dave stated that the issue of vandalism along the east side of the lake last winter is still being worked on. Two meetings with the parents of those children involved were cancelled. Dave also stated that if a property owner had not come forward with information, this would never have been settled. Dave Strasemeier has requested that Dave Glessner go to Ogle County and ask them to take over the investigation of the speed sign vandalism. The \$1,500 reward is still out there and we still have more information to obtain. Tom Wendling stated that a lien would be placed on the property of a property owner who has refused to pay a fine he was issued this past summer.

Utility Report – Mike Robinson: Mike read the Utility Report. (This report is on file at the East Office).

Covenants – Tom Wendling reported they are done with the New Landing side and are now in the process of merging the Lost Nation covenants.

Mike Robinson made a motion to adjourn the meeting at 10:45 a.m. Lois Lytle 2nd the motion. Motion unanimously approved.