

## Lake Country Village HOA Regular Board Meeting – July 17, 2004

Presiding Officer was president, Frank Jackson (FJ)

Present:

Officers

- Monique Cartier, VP (MC)
- Diane Dame, Tres. (DD)
- Susan Mousseau Thew, Sec. (SMT)
- Merwin (Curley) Cowles, Board Member (CC)

Property Managers: John Wheeler (JW) and Lee Ann Lepage (LL)

Meeting called to order at 6:10 pm by FJ

### **Building Committee Report – Chairman Larry Roussy and committee present.**

#### **Report given by Larry Roussy:**

Reason for committee attending the board meeting is get guidance as a committee from the current Board. Board reassured the building committee that it was business as usual with the exception of keeping the property manager JW in the loop.

- ROOFING work orders not dealt with as they are waiting for a new contract with Lake Champlain Roofing (LCR). JW had a new contract he is just waiting for documentation from LCR on their insurance carrier.
- Discussed the construction season being short-Aug/Sept/Oct.
- A lot of sidewalks in need of repairs.
- Their meeting is the 1<sup>st</sup> Monday of each month at 6 pm.
- Improvement /permission process what will happen to offenders. Will discuss enforcement process with C.J. Madonna.
- SIDING issue- Sherman Williams survey done. Bond Plex – Pull test done. (Approximately 4 homes and 4 doors. Committee recommended that Ron be hired at his hourly rate to resolve peeling paint issue. Paint cost approx. \$26.25 per gallon and the Job involves 10 or 12 gallons. Discussion that photo's being taken to document progress.
- DRIVEWAY SEALING – Building committee recommended to go forward with sealing and filling of cracks at least phase one and the worse cracks in the other phases.
- WATER EASEMENT ISSUE – Doctor Middleton discussed that there is not a clear easement for access to the potable water shut-offs in the units. Some units have to be accessed through other units.

Board thanked Building Committee for attending this meeting and the committee was excused.

Reading of the Minutes.

**Motion** to accept the minutes by CC seconded by DD. Minutes accepted.

## Old Business:

- Liability Insurance Issue- 15 million umbrella rates discussed Board agreed to stay with the current insurance carrier- Northern Insurance. Motion –CC Seconded by DD. All in favor Yes.
- Eight Units in the buffer/plume area. There has been no follow through from the developers on this issue. FJ has not been contacted for any future meetings.

## New Business:

### Discussion with C.J Modonna

- Legal services needed – CJM stated that he would be willing to work to represent us. To send a letter potential cost -\$ 35.00. Potential need for legal services is \$1,500. 00 yearly.
- Discussed the need to get to water shut-offs for emergency access. HOA has emergency easement rite of access.
- Upholding the rules of the prospectus. Discussed the need for enforcement with current policies and procedures. CJM recommended continuing assessing fines which can be collected at the sale of a home. He also recommended that, as a board, we start with a clean slate. Late fee collection. Any payment should go against oldest charge.
- LCV should submit a statement in writing the city planning board.
- Board should also challenge any amendments to our prospectus. We can't change any amendments before May '03. Board should ask for notice of all amendments as of July1, 03. JW to do letter to the city.
- Restrictive Covenants- one injunction relief.
- Discussed the need for an attorney to go to small claims court. (Don't for get to charge for interest and attorney's fee's) In small claims court - 5 or less claims in one month – must be represented by an attorney. "Corporation" must have given formal notice. To represent the Board his fees would be approx. \$185.00 per hour.

Issue of parking on the city streets. Landscape committee working with the city on this issue and any change would have to apply to the entire city as a LAW. Board agreed to drop this issue. **Motion** MC. Seconded by DD. All in favor Yes.

- Formal request has been made to the City Engineer to request numerous speed limit signs- 30mph.
- Discussed that the bookkeeper, Sheila Kelly working for Martindale-Keysar is managing the books for a fee (800.00 per month). JW proposed, at present, there is a duplication of work by his office and the bookkeeper. JW proposed a motion to take on this duty that is currently being done by the bookkeeper for the same fee. MC **Motioned** for property manager to take on those duties. Seconded by DD. All in favor – Yes.
- Insulation Letter and response- FJ stated that has been a positive response to his letter. FJ stated that they need to set up appointments with the home owners and the building committee to assess the insulation value in the homes and the condition of the roofs. FJ to pursue the need to get L C Roofing to give us a

quote for the inspections. SMT to run the agreement by Larry Rossy. Larry to get back to JW.

### **Landscape reported by CC**

Landscape committee to do walk around July 24<sup>th</sup>. This needs to be included in the news letter.

### **Social Committee issues: reported by SMT via Pat Ives**

Locked Bulletin boards are an issue. Pat will continue to monitor. There were some questions about the community wide garage sale.

### **Property Manager Issues:**

JW to do legal research? I.e.: to attend zoning meetings for the city. Board recommended that JW log time and report any additional time spent to the board for review.

Policy book to be reviewed. Board should ask for input from the subcommittees.

Question about mowing of the high grass on Kansas. Address with the landscape committee. Invite the landscape committee to our next board meeting. Need to invite Less? (Board decided to leave that up to the committee.)

### **Treasurer Reported:**

DD notified the Board that she has moved out of Lake Country Village. She is looking for support from the board to continue to serve as a Board Member. Board supports her continuing to serve as long as she owns her home.

Requested a motion to adjourn done by FJ. **Motion** by CC. Seconded by MC. All in favor-Yes.

Next meeting date was tentatively set for the third Wednesday in August the 18th at 6pm. Location is the PARC Building on Arizona.

Respectively Submitted:

Susan Mousseau Thew  
LCV HOA Board Secretary

***Minutes accepted with corrections 8/23/2004***

C: Documents/LCDfolder07/21/2004