

Lake Country Village Homeowner's Association
Board Meeting
December 19, 2006
Seton Catholic Central – New York Road – Plattsburgh, NY

In attendance:

Board Members: Michele Carpentier, Walter Chumra, Ray Lavoie, Susan Thew
Bryan Hartman (Excused)

Property Managers: John Wheeler

Property Owners: Sharon Bickford, Alice Delong, Roger Delong, Thomas Forkel,
Mike Herring, Frank Jackson, Jr., Lou McIntyre, Linda Miller, Gerald Miller,
Susan Phillips, Peg Rabideau, Carol Shuttleworth, Dot Todd, Jim Trombley, Jim
Trow, David Waterhouse, Kevin C. Young

S. Thew called the Open Session to order at 6:01pm.

S. Thew made a presentation to the homeowners in attendance regarding the new water policy. A general discussion of the new policy ensued.

Kevin Young – 30 Kansas – Kevin stated that the tone of the letter was poor and he felt that that is what ticked so many people off.

David Waterhouse – 110 Maryland – The tone of the letter made it sound like I am doing something wrong purposefully.

Jim Trombley – 17 Maryland – Agreed – stated that the tone of the letter was poor.

Sharon Bickford – 40 Maryland Road – Stated that there is a poor tone to all the letters that come from the HOA Board.

Carol Shuttleworth – 25 Kansas – Stated that she was lucky because she had very good neighbors who got along well with each other.

Roger Delong – 83 Maryland – Spoke about the city water manager's statement that we can not levy fines but we can pass through the costs. He also felt that the tone of the letters were poor. He further stated that the problem is not so much with water but rather with how the city bills double for sewer.

SATELLITE DISH LETTERS

S. Thew stated that the Building Committee is responsible for sending permission letters to all people who make any adjustments to the outside of their units.

Sharon Bickford – 40 Maryland – Reported that she had contacted Dish TV and that the company is more than willing to come out and move the dish.

Sue Phillips – 37 Maine – Asked if more roofs are being done this year.

Kevin Young – 30 Kansas – Asked if there was a noise ordinance in the development.

Jim Trombley – 17 Maryland Road – Reported that Mike Herring made all the corrections in his home following a roof leak and wanted the board to know what a nice job he had done with the work.

Carol Shuttleworth – 25 Kansas – Wanted to know if we were interested in starting a battery recycling program in the mail rooms. She also asked for volunteers to help her address the tax issue in the City of Plattsburgh. She wants to know if the city council has considered every option.

Jim Trombley – 17 Maryland – Reported that there would be tax meetings Tuesday, Wednesday and Thursday of this week.

Sue Phillips – 37 Maine – Suggested that the Board attend these meetings and organize homeowners to go with them as a show of force.

S. Thew closed the open session at 6:56 and immediately opened the regular meeting.

REVIEW OF THE MINUTES

W. Chumra moved to accept the minutes for the regular meeting of November 21, 2006. R. Lavoie seconded. Motion carried.

R. Lavoie moved to accept the minutes for the Executive Session of November 0, 2006. W. Chumra seconded. Motion carried.

W. Chumra moved to accept the minutes for the Executive Session of November 21, 2006. R, Lavoie seconded. Motion carried.

AGENDA

R. Lavoie moved to accept the agenda. W. Chumra seconded. Motion carried.

TREASURER'S REPORT

J. Wheeler presented the Treasurer's Report. He discussed that it might make some sense to rearrange the budget so that what is in the reserve account truly reflects reserve and not standard operating procedures.

R. Lavoie moved to accept the Treasurer's Report. W. Chumra seconded. Motion carried.

M. Carpentier moved to move \$13,417.20 for the month of October and \$11,305.00 for the month of November (\$24,722.20 Total) into the reserve account. W. Chumra seconded. Motion carried.

OLD BUSINESS

Water Fine Structure – A question was raised with regard to Roger Delong's comments that according to Mike Brodi we do not have a right to fine individuals. The Board discussed that this was a part of the Prospectus and was checked with legal counsel prior to implementing the policy.

Satellite Issues – It was agreed that whether or not they purchased their home or were the original owner, all satellite dishes that are illegal must be removed.

Building Committee – M. Carpentier, Building Committee Chair, presented a written report to the Board of the major accomplishments of the committee this repair season. R. Lavoie complained that his door had not been repainted. M. Carpentier assured him that she would follow up on that.

Fire Hydrants – A call has been placed to the building inspector. M. Carpentier felt that to avert problems, we should send a letter at least a week ahead of time to assure residents in the cul-de-sacs that this does not present any hazard to their individual units as the distances from each fire hydrant to the most distant part of the cul-de-sacs has been measured. M. Carpentier agreed to write the letter as she is an owner on a cul-de-sac and felt that it would be more reassuring coming from someone who was in the same situation as the other owners.

J. Wheeler reported that he had one bid and would get others once the permits were obtained. If J. Wheeler does not hear from Rick Perry (Building Inspector) by the end of the week, he will apply for a building permit which will force an inspection.

Roof Bid Process – J. Wheeler reported that although two contractors have looked over the property, no bids have been submitted. The end date for submission in December 31, 2006.

NEW BUSINESS

Committee Chairs – It was discussed that all committee chairs should attend every Board meeting or send a liaison.

W. Chumra moved to increase the size of the Board to seven members. R. Lavoie seconded. Motion carried.

M. Carpentier moved to extend the time limit for submitting a notice of intent to run to February 1, 2007. W. Chumra seconded. Motion carried.

The meeting was adjourned at 7:40 pm.

Respectfully submitted,
Michele Carpentier
Secretary