

**Lake Country Village Homeowner's Association
Board Meeting**

July 18, 2006

**Location: PARC Facility
Arizona Road, Plattsburgh, NY 12903**

Board Members in Attendance: Michele Carpentier, Walter Chumra, Bryan Hartman, Ray Lavoie, Susan Thew

Observers: Sharon Bickford, Darwyn Burnell, Rita Burnell, Sharon Cervelin, Marie Jensen, Bob Olsen, M. Sabanos, Dan Shusda, Jennifer Tallada, Jim Trombley, Robert Turek

Property Managers: John Wheeler, LeeAnn Wheeler

The Open meeting of the Board was called to order at 6:04 pm by President Susan Thew.

Jim Trombley – 17 Maryland Road – The new landscaper is good but very slow. How is he going to get the work done?

Sharon Bickford – 40 Maryland Road – The landscaping is better than ever – very good job.

Darwyn Burnell – 8 Maryland Road – Concerned with the new water policy – feel s it is unfair and probably illegal. Will you rebate me when I am not here? We need to go back to the old policy.

Rita Burnell – 8 Maryland Road – It is not fair when only one person used the water for everyone in the building to pay. It is unfair for a single person to pay more because some one in the building is using too much.

Bob Olsen – 44 Maryland Road – Has anyone come up with an idea such as exploring if individual homeowners have plumbing problems before we begin to fine the users. (Answer – Yes – in fact it has been done where individuals allowed it.)

M. Sabanos – 15 Maine Road – When will the trimming be done? What happened with the trimming? How did we get the little yellow tags on our homes? (Answer – Trimming will be done. Yellow tags indicate that the homeowner wanted to maintain their own property – that will change with the new contractor.)

Dan Shusda – 121 Maine Road – By putting the garbage out the night before more animals are getting into it. Also a mattress was left out near his home since after the yard sale – people should pick up after themselves.

Marie Jensen – 1 Maine Road – Appreciates that we use a survey to try to save money – but how much are we paying to rent the PARC facility to meet in? (Answer – there is no charge to use the facility.)

Darwyn Burnell – 8 Maryland Road – When is the annual financial report due? (Answer – Forty-five days after the close of the fiscal year – June 30 is the close.)

Rita Burnell – 8 Maryland Road – Is the HOA audited? (Answer – Annually.)

Sharon Cervalin – 111 Maine Road – Will I get a response in writing to my request? (Answer - The Board will consider it and a written response will be forwarded.)

Jennifer Tallada – 65 Maine Road – Tree roots continue to grow through the sewer lines under her home. The contractors are having trouble finding where the pipes are coming from out of the home and the tree roots continue to grow. Needs to know where the pipes come out from the house, which tree is growing into her pipes and the tree needs to be removed. Additionally, the landscaping has never been repaired from the last time the property was dug up. (Response – please put the request in writing and we will further explore the matter.)

Sharon Bickford – 40 Maryland Road – There is no communication from Commercial Site Services when a letter is sent.

Robert Turek – 27 Maryland Road – The woman with the sewer problem should have her problem fixed.

Dan Shusda – 121 Maine Road – Can we make Whitbeck clean up the lots on the end of Maine? (Answer – No)

Jim Trombley – 17 Maryland Road – Can we mow them and send a bill? (Answer – No)

Marie Jensen – 1 Maine Road – Can we get a microphone so people can hear? (Answer – We are not usually in this room and our ordinary room is much smaller and has better acoustics.)

At 6:29 the Open Portion of the meeting was closed and President S. Thew called together the General Meeting of the Board of Directors.

It was announced that Merwin (Curley) Cowles has resigned from the Board of Directors due to health reasons. The Board welcomed Walter (Peter) Chumra who will be replacing M. Cowles on the Board as established by the voting practices in the by-laws.

Listing the goals that the homeowner's association should meet in the next year was added to the agenda. B. Hartman moved to approve the agenda as amended. R. Lavoie seconded. Motion carried.

B. Hartman moved to accept both sections of last month's minutes. R. Lavoie seconded. Motion carried.

Treasurer's Report

A general discussion of the new format for the report ensued. M. Carpentier moved to accept the report. W. Chumra seconded. Motion carried.

OLD BUSINESS

Property Settlement – The \$16,000 from the settlement has been transferred and the title to the property has been filed and is coming.

M. Carpentier moved to transfer the \$16,000 to line item 6085 (Reserve Account for Trim and Paint). B. Hartman seconded. Motion carried.

R. Lavoie asked if we had to have Board Approval to transfer money out of the reserve accounts to any other account. B. Hartman felt that the motion should be that it requires Board approval before a transfer is made. S. Thew explained that the intent of the resolution was that the Board be notified. B. Hartman stated that he felt it was wrong to pay the contractor before the work was done. M. Carpentier agreed to research the original motion and send it to the Board members but stated that this was not part of old business and should be an issue under new business.

Sign Issue – B. Hartman reported on another proposal for signs. He stated that it would cost \$6,800 for two signs installed and that he will have more information to report on next meeting. M. Carpentier objected to having both signs in Phase I and II with no signage for Phase III. B. Hartman said that maybe Phase III could have a smaller sign. M. Carpentier asked that the homeowners in Phase III who have invested money in the Fort Brown Estates sign be consulted prior to anything being done with that sign. B. Hartman stated that he would do so.

Regulations Booklet

M. Carpentier presented a draft of the regulations book (consolidating all three phases' regulations to a consistent code) as well as the proposed fee structure for fining individuals who break the regulations.

The following motions were made based on the regulations:

M. Carpentier moved to add under pets – item 1 that this regulation applies to cats as well as dogs. R. Lavoie seconded. Motion failed.

B. Hartman moved to include the regulation that each home may only keep 2 pets. M. Carpentier seconded. Motion carried.

B. Hartman moved to add under Parking – Item 2 – “unless doing so would block a city street.” M. Carpentier seconded. Motion failed.

B. Hartman moved that under Garbage – Item 2 – it be added “or the evening before pickup”. M. Carpentier seconded. Motion carried.

B. Hartman moved that under Advertising an exception be made for real estate signs only. M. Carpentier seconded. Motion carried.

B. Hartman asked that under Parking we eliminate the line which mentions City restrictions of parking for boats and RVs. M. Carpentier seconded. Motion carried.

S. Thew added that under Parking – Item 9 motorcycles and trailers be added. M. Carpentier seconded. Motion carried.

Discussion of the Fine and Fee Policy

It was mentioned that the policy will go to the lawyer for final review. Adjustments were made to the originally proposed amounts rain gin the first fee to \$50.00 and subsequent fees to \$100.

M. Carpentier moved that we send the fine structure to the lawyer and table the whole document while we decide which regulations are fineable offenses and which are merely issues to be addressed in a letter. B. Hartman seconded. Motion carried.

S. Thew briefly discussed how enforcement happens in the County. A brief discussion of how enforcement might happen ensued. S. Thew stated that once this is passed it is crucial that the Board remain united in its decisions.

Water Issues

A discussion ensued regarding possible changes to the water policy. M. Carpentier moved that we adjust the water policy to a quarterly billing so that individuals who are able to get their water issue under control within the quarter are not charged. After discussion, M. Carpentier withdrew her motion.

B. Hartman stated that if we can get the plumbing problems fixed that will address the water issues.

S. Thew stated that she and John Wheeler will be available to do inspections.

M. Carpentier moved that we bill quarterly according to toe current policy. R. Lavoie seconded. Motion carried.

NEW BUSINESS

Outdoor Lighting Fixtures

M. Carpentier (representing the Building Committee) discussed the difficulty of finding exact replacement fixture that match the current fixtures and asked for the Board's direction with regard to outdoor lighting fixtures.

B. Hartman moved that homeowners be allowed to put up the light of their preference. M. Carpentier seconded. Motion failed unanimously.

B. Hartman moved that the Board authorize S. Thew to find several acceptable and easily available styles of lights to allow people to replace their exterior fixtures. R. Lavoie seconded. Motion carried.

Goals for the Year

Ten goals were presented:

Support the placement of signs on three locations.

Evaluate all contracts at the end of each contract year.

Keep all budget lines within their target.

Make decisions in the best interest of all HOA members.

Establish good communication between all HOA members, the Board and Property Managers.

Need to establish a 5-yr plan for roof replacement.

Get the mail kiosks hard wired for winter

Get the issues we have with the City settled (see list in previous minutes).

Strengthen our committees – most specifically Building and Landscape.

As a Board our first priority must be to present a united front and to be supportive of one another and our committees.

Discussion ensued with regard to how we will measure these goals to assess their effectiveness.

B. Hartman moved to accept the goals. R. Lavoie seconded. Motion carried.

New Landscape Contract

B. Hartman stated that he felt that paying the new landscape contract up front was premature and questioned the transfer of funds to make such payment. A discussion was held of when the contract should be paid. W. Chumra asked that the contract be available at the next meeting.

Bills Submitted by Yardworks

S. Thew presented more than \$2,300 in bills from Yardworks for waste disposal of approximately 450 bags per month. B. Hartman moved that we not pay for the waste removal. R. Lavoie seconded. Motion carried.

An additional three bills were submitted for planting trees. It was discussed that one of the trees that was planted was specifically instructed to be planted only in the case that it was transplanted; however, this was a newly purchased tree. B. Hartman moved to pay the bills totaling \$894.31. R. Lavoie seconded. Motion carried with S. Thew dissenting.

M. Carpentier asked for consensus that this would come out of this year's Landscaping budget line. Consensus was granted.

L. Wheeler will send monthly statements to both committee chairs apprising them of the balances and expenditures in their budget lines.

The next meeting of the Board will be held August 22 and is tentatively scheduled at PARC.

M. Carpentier moved to adjourn. B. Hartman seconded.

Meeting adjourned 9:12 pm.

Respectfully submitted,

Michele Carpentier
Board Secretary