

Lake Country Village HOA Special Meeting November 12, 2007

Presiding Officer - Susan Thew (SMT)

Meeting called to order at 6pm. Meeting held at SMT's home.

Present: Susan Mousseau Thew, President

Peter Chmura

Neitta Rogers

Bob Montefusco

John & LeeAnn Wheeler, property managers

Special Meeting to discuss status of Landscape Contract.

Issues addressed:

1. Issues that need to be addressed with Zappela
 - Determination of HOA vs. Homeowner responsibilities
 - Letter sent to GTI offering 30 day severance done?
 - Homeowner update letter reviewed?
 - Should we do a survey to get homeowner input?
2. John Wheeler recommended:
 - Soil testing to determine if fertilization and lime was spread?
 - Soil testing to determine if weed and feed was done?
 - Comprehensive homeowner survey.
 - John and Board rep. to meet with prospective new landscape contractor
3. Susan to contact Cornell Co-operative Extension this week to request expert testimony from Amy Ivy regarding status of grounds of LCV & Soil Sampling.
4. Board votes to allow Property Manger and Board representative to go forward with an allocation of a snow removal bid for the 07-08 snow season during the possible arbitration proceedings. The board also agrees to follow attorneys' recommendation to stop payment to GTI for breach of services effective Nov 1, 2007. All Board members in favor. Yes.

Meeting adjourned at 7:30.