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Lake Country Village Homeowners Association's Board Meeting February 20 2007 130 Arizona – Plattsburgh NY

In Attendance: **Board Members:** Walter Chmura, Susan Thew, Bob Montefusco.

Property Managers: John Wheeler, LeeAnn Wheeler

Property Owners in Attendance:

Pat Ives	37 Maryland	Maxine Downs	39 Maryland
Inga Sapp	35 Maryland	Bill Murray	91 Maine
Don & sandy Miller	22 Maryland	Harold Jensen	1 Maine
Denise Wells	8 Iowa	David Waterhouse	110 Maryland
Ann Neverett	43 Kansas	Dorothy Todd	80 Maryland
Frank Jackson	139 Maryland	Carol Shuttleworth	25 Kansas
Sharon Cervelin	111 Maine	Gisele Regan	83 Maine
Denise Huerta	47 Maine		

S. T. Called the Board to order at 6:00pm

Susan Thew: Informed HOA Members that there would be no open session at this meeting. She explained that the Board was going to talk about governing the conduct of the open sessions during this particular Board Meeting. The open sessions would resume at next months meeting that being March 2007.

Review of Previous Minutes.

Susan Thew talked about the December 12 2006 executive session. She explained that minutes were accepted with one change. The change was regarding the billing for water usage. She explained that two motions failed to be recorded in the 12/12 minutes.

First Motion: Michele Carpentier entered a motion that would required a letter for a qualified plumber and two consecutive months of under budget water usage for a home owner and any fines attached to that particular home would be waved. Bryan Hartman Seconded the motion. All board members voted NO, motion failed to be approved by majority vote.

Second Motion: entered by Bryan Hartman the motion was made to remove all billing for over usage of water allotment. Vote was three to two in favor. The motion carried. Susan did indicate that the discussion was pertaining to all prior billings. Susan then indicated a motion was put forth to reimburse all members that paid fines the motion was seconded however no vote was called for. A discussion centered on developing a water policy. A water policy was put together and approved by the standing board and this policy is in place and being followed at the time of this February Meeting. Susan indicated she wanted this information entered into these minutes. The changes and amendments were approved at the January Meeting. The changes and amendment are physically complete and were entered into the December 12, 2006 document.

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Susan moved to put the January 16, 2007 Board meeting minutes to the floor for approval. Peter C. seconded, all members voted to approve. Minutes will be entered into the record as they are.

Financial report: given by John Wheeler. Motion to accept financial report by Bob Montefusco seconded P Chmura. Motion carried.

Old Business

Board accepted letter of resignation from Bryan Hartman. The letter was read into the minutes. Board accepted letter of resignation from Ray LaVoie. Letter read to the board Both resignations accepted into the record.

Reorganization of the board discussion

Due to previous resignations, the board is now down to three members. At the present time four members of the HOA have stepped forward to put themselves up for election to the board. Two of those are now serving as board members. LeeAnn (property manager) was instructed to approach the remaining members on the list, and ask if they would be willing to step up and finish out the terms of resigned Board members.

*Mark
Peter
Susan*

Bob M inquired on the off year rotation.

Susan answered. Those who replace Bryan and Ray would finish out their terms which end at the close of the Annual Meeting in May of 2008 along with Bob M.

The two or four positions that are filled this May 2007 would run to May 2009. That will insure alternate rotation keeping in congruence with the By-Laws.

LeeAnn will contact the two remaining individuals to solicit a response in writing concerning intent in appointment to the Board.

Roof report

John W presented the Board with a summary roof report. The report indicates repairs made to roofs after the wind storm and general repairs. He also presented a list of all buildings that received new roofs in the 2005 replacement cycle. The 2007 replacement cycle is tentatively scheduled to begin in June. An \$8,000.00 deposit was forwarded to Lake Champlain Roofing. Purchase of all materials for replacement of roofs in this cycle is complete. All agreed to meet to make final decision on the buildings to receive new roofs before the next Board meeting.

Hydrant Removal

Peter C and Susan T, along with the City of Plattsburgh Building Inspector surveyed the removal of fire hydrants on Alana and Caitlin Ways. Distance of city hydrants from the buildings on Caitlin and Alana is over 400 feet therefore they can not be removed. Susan T. thought we should investigate the relocation of the hydrants from their present location to the end of the cul-de-sacs. Ideally have them installed into the City of Plattsburgh water main where the City would be responsible for them. We will go forward with the removal of hydrant on Baltimore at a cost of \$1600.00. The board approved the expenditure.

Parking

Tickets were issued by the Plattsburgh City Police to vehicles parking in front of Hydrants on the cul-de-sacs. Jurisdiction was called into question by a HOA Member. His issue is since the cul-de-sacs are HOA property the city police do not have the

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jurisdiction to issue tickets. A discussion on how we as an Association ensure the accessibility of the hydrants if the police can not issue tickets.

It was agreed to put a safety bulletin in the newsletter indicating how important keeping fire hydrant clear is to the homeowners on the cul-de-sacs as well as on the city streets.

Susan T talked about the necessity to have residence move their vehicles to the streets after the city parking ban is lifted at 6:00am. Moving vehicles onto the street after the municipal plows came through would help our landscape contractor by giving them access to all driveways and parking areas. Vehicles may need to be left on the street until at least 12am and may be later depending on the amount of snow fall.

Bob M mentioned that we are going to put something about this very issue in the plowing protocol. Susan T replied, she wanted to mention the subject here at the meeting.

Code enforcement

Court action against Mr. Brunelle scheduled for March 21 2007

Peter C. will represent the HOA in the matter of failure to pay HOA assessment

Rules for open session

Bob M presented a set of rules to help organize the open sessions of the board meetings. He read the draft to the board. Several changes were suggested.

Bob M indicated he would make the changes as discussed.

Motion to accept the rules as amended made by Peter C. seconded By Susan T motioned carried. Rules to be posted and put in the March Newsletter.

Water fee status

The question- where do the dollars come from for incurred expenses when sewer lines clog or collapse as one did. Answer for the building maintenance account or the fence account. As it stands at this time the budgeted dollar amount per unit per month only covers water usage and does not collect reserve funds to cover expenses incurred when waste line problems accrue. We are in agreement that we must increase water dues to monies to cover sewer coverage. The draft budget has already taken this into consideration.

News Letter

Our intention is to distribute it the beginning of March.

Roofs-Snow

Removal of snow from roofs was discussed. Snow will be removed if it becomes necessary. If leaking accrues because of snow buildup we will take the appropriate action.

Emergency Contact Information

Lee Ann our property indicated that emergency contact information needs to be updated. The form will be attached to the next newsletter

Meeting adjourned at 7:07pm

Respectfully Submitted

Bob Montefusco. Acting Secretary