

**Lake Country Homeowners Association's
Board meeting Minutes
March 20, 2007**

In Attendance: **Board Members:** Walter Chmura, Susan Thew, Bob Montefusco, Robert Geiger, Nietta Rogers.

Property Managers: John Wheeler, LeeAnn Wheeler

Property Owners in Attendance:

Gerald R Miller	36 Maryland Rd.
David Waterhouse	110 Maryland Rd.
James Trombly	17 Maryland Rd.
Sheron Cervelin	111 Maine Rd
Susan Cooper	1 Alana Way
Carol Shuttleworth	25 Kansas Ave

S.T. opened the floor to the owners at 6PM

S.T. asked if any of the Property Owners if they wished to address the Board.
No one did.

S.T. Closed the open session

S.T. Called the regular board meeting to order at 6:05 pm

S.T. moved to appoint Nietta Rogers and Robert Geiger to the HOA Board
Motion seconded by W.C.

Motion carried.

S.T. Asked for a motion to approve the February Board meeting minutes
So moved by B.M. Seconded by W.C. Unanimous yes vote by all members.

Motion carried.

S.T. called for the financial report. Report given by John Wheeler

B.M moved to accept report

Seconded by W.C. Unanimous yes vote by all members **Motion carried.**

Old Business:

Roofing :

List of roofs to be re shingled formulated. A discrepancy did appear
110 Maryland may need to be added because of numerous repairs over the last
several years. Issue will be discussed with the building committee.

Satellite Dish report:

Most issues have been addressed. A list of compliance and none compliance is needed. A physical inspection will be conducted. Further action to be taken if needed.

News Letter and distribution.

The letter was put into all mail Kiosks and seem to be moving well. The attempt worked well. This will save on expenses of its publication. Vender advertising may be considered at a later time. Possible e-mailing of the news letter is being discussed. We will be doing the needed research and trials to see if this would be a benefit

Water and Sewer issue.

Further discussion over line item 6020. No action can be taken until new budget year.

Snow Removal.

A protocol for snow removal from roofs is needed. Discussion was lengthy and will be revisited. A consensus as to who will, when will and under what circumstances will snow be removed from roofs need s to be determined. Lee Ann reported some misunderstandings of homeowners regarding the protocol during snow removal in the cul-de-sacs. The board will do what it can to clarify what is needed from the homeowners to help make the snow removal operation in the cul-de-sacs and other areas easier for all.

Small Claims

Members discussed the issue of collecting fees connected to the filing a claim in small claims court. All fees connected with such filing are to be attached to the claim.

Parking (Blocking Hydrants on Alana and Caitlan Way's.)

Residence in the cul-de-sacs must be made aware of the importance of not blocking the hydrants. Board will be taking action to accomplish this. Policy to be drafted - fines and towing of vehicles are also on the table.

Landscape Committee Report.

Bob M reported GTI is putting a schedule together and it will be posted once complete. The schedule will contain information as to when GTI will be carrying out cleanups, lawn repair, fertilizing and a like. Hopefully this information will help residence prepare for any inconvenience these operations may cause.

Attic insulation came under discussion.

It was suggested an article be put into the next newsletter concerning the advantages of increasing the R value of insulation in the attics of our buildings.

Meeting adjourned at 6:55 pm