

**LAKE COUNTRY VILLAGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 15, 2008**

PRESENT: Susan Thew, Nietta Rogers, Bob Montefusco, Calvin Miller and Peter Chumra.

PROPERTY MANAGERS: John Wheeler, Lee Ann Wheeler

HOA MEMBERS: Gerald Miller, Linda Miller, Cheryl Webb, Donald Miller, Sandy Miller, Ann Neverett, Denise Wells, Jeannette Arata, Maxine Downs, Ingeborg Sapp, Bud Boyea, Barb Boyea, Julie Walklate, James Trombley, Joyce Earle, Rhada Ryan, Naomi Bradshaw, Guy Juneau, Mary Jo Juneau, Gerald Defayette, Ginger Johnson, Nancy McNally, Brian Hartman, Ray Lavoie, William Cogan, Kathy Miller

I. CALL TO ORDER

The meeting was called to order by Susan Thew.

II. REVIEW OF MEETING MINUTES

The December 2007 meeting minutes were approved as written.

III. TREASURER'S REPORT

John Wheeler reviewed the Treasurer's Report. Mr. Wheeler explained the replacement of additional roofs in 2007 would be invoiced in 2008. He requests that additional moneys be transferred from the Reserve Account into the Checking Account. Motion to approve the transfer was made by Nietta Rogers and seconded by Bob Montefusco.

IV. ENFORCEMENT LETTERS

John Wheeler reviewed four enforcement letters sent for parking in the common area with fines attached. The issues have been resolved. Homeowners may call CSS or present to the Board requesting leniency from fines.

V. HOMEOWNER ISSUES

Mr. Wheeler reports that a homeowner experienced a plumbing issue and tree roots were found in the plumbing line. The homeowner would like reimbursement for the money spent for the repair. Bob's Instant Plumbing has recommended using a camera to determine if the roots were on common property at a cost of approximately \$300. Motion to approve the expenditure was made by Calvin Miller and seconded by Bob Montefusco.

VI. LEGAL ISSUES

Peter Chumra reports that fewer homeowners are in arrears since the fine structure were established. A lean has been placed on the Poland residence after failure to pay homeowners dues and fees.

VII. OLD BUSINESS

- A. Response to M. Boire: Mrs. Thew reviewed with Mr. Zapala whether there are licensed real estate attorneys. Attorneys are not licensed as such; however, real estate brokers are professionally licensed.
- B. Towing: Several homeowners are parking in the common areas despite being sent letters to remove their cars. Letters will no longer be sent and cars will be towed when this occurs, as this is more effective and less expensive for the HOA. Issues regarding parking in the common areas are in the prospectus and will be in the upcoming rulebook.
- C. Policy for Homeowners Regarding Upkeep & Penalties: In order to maintain the Lake Country Village property, a Board designee and the property manager annually will inspect each homes exterior and notify the homeowner in writing if issues are identified. Homeowners may arrange for repairs themselves or contact CSS for assistance. Repairs should be completed in a timely manner and fees will be instituted if repairs are not made in a timely manner.
- D. Lee Custom Homes: Lee Custom Homes is interested in building two duplexes on Lot 23. The Board thinks it is a good idea to bring these duplexes into the HOA when they are built and sold. A motion to send a letter to Lee Custom Homes was made by Bob Montefusco and seconded by Peter Chumra.
- E. Status of Litigation Regarding GTI: Mrs. Thew stated the HOA is using the American Arbitration Association because it is binding arbitration in an attempt to settle the breach of contract issue with GTI.
- F. Mayor and Outstanding Issues: Board members have met with the Mayor in the Spring of 2007 and discussed issues in Lake Country Village such as striping roadways and maintaining sidewalks. The Mayor at that time seemed very interested in working with the Board on these issues. After some time had lapsed and we did not hear from the Mayor, two more letters were sent to him regarding these issues still with no response. It was recommended that the Board send another letter, this time Certified, to the Mayor for a response. It was also suggested that there is a new Common Council member representing our area, Tim Carpenter and we will invite him to our next meeting. There was a motion by Peter Chumra and seconded by Nietta Rogers.
- G. Status of Rule Book: Lee Ann Wheeler reports the new rulebook should be ready in time for the next Board meeting. It was determined that no advertising would be contained in the rulebook.
- H. Newsletter Articles and Solicitation for Advertising: Board members were asked to solicit two ads for the upcoming newsletter at \$30 per ad per newsletter or \$100 for an ad in four newsletters. The board asked that any Lake Country Village Homeowner who is interested in advertising or knows someone who is interested in advertising get the information together and give it to a Board member or CSS. The advertisement will help defray costs associated with the newsletter.
- I. Status of the Kiosk for Non-LCV Homeowners: Those homeowners who are not members of the HOA will no longer be able to use the LCV mail kiosks. A letter of notification will be sent to those affected.
- J. Status of Three Trees – Removal & Grinding: John Wheeler will contact Giroux's as soon as possible to have the trees removed and grind down the stumps.

VIII. NEW BUSINESS

- A. New Landscaping Contract – 3 Years: The Board and the Landscape Committee will start to draft a landscaping contract which needs to be in place by April 1, 2008.
- B. Building Committee – Inspections: Issues were identified secondary to the recent storm and CSS were contacted. Approximately \$1,500 worth of damage occurred. The Building Committee will begin surveying Lake Country Village in early spring. Peter Chumra has contacted John McHugh's office for any monies to offset the cost of roof repairs, as the roofs were under code when sold by the US Government.
- C. Budgets: Rob Greiger is the Chair of the Budget Committee and has asked that anyone interested in work with him on this to contact CSS.

IX. OPEN SESSION

- A. Jim Curley stated there is a broken light at the flag and requests that Jeff Girard fix it and send the bill to CSS.
- B. Denise Wells was concerned about the water bill for 53 Maryland as a pipe burst.
- C. Ginger Johnson expressed concern about the number of members on the board and the annual election. Mrs. Thew will respond in writing to her concerns.
- D. Nancy McNally has concerns about the decrease in budget revenue for 2006-2007. Mr. Wheeler explained that the budgetary process had changed. Mrs. McNally also asked where in the bylaws it states the exterior and fences were the responsibility of the homeowner.
- E. J. Arata requests a copy of the prospectus. They are available for sale at CSS and it is the responsibility of the seller to pass on the prospectus to the new homeowner.
- F. Brian Hartman and Ray Lavoie worked on a template of a landscape contract and will share this with CSS and the Landscape Committee.
- G. A suggestion was made to invest the reserve balance.
- H. Ginger Johnson suggests that a Welcoming Committee be formed from the Social Committee.

Respectfully submitted,

Nietta Rogers