

LAKE COUNTRY VILLAGE HOMEOWNERS ASSOCIATION
10 Maine Road
Plattsburgh, NY 12903
www.lakecountryhoa.com

FEBRUARY BOARD MEETING
DRAFT

Speaker - Amy Ivy - Cooperative Extension - gave a slide presentation on the topic of organic vs. chemical fertilization for our village and common areas and a recommendation for our type of soil.

The meeting was called to order at 7:20pm on February 10, 2009 at PARC auditorium by President Virginia Johnson.

Absent were Board members Julie Walklate and Peter Chmura.

December 2008 Board Meeting minutes were approved as submitted. January 2009 Board Meeting minutes were approved as submitted.

REPORT OF OFFICERS

PRESIDENT - Virginia Johnson reported on the email vote of four motions as follows:

1. Lake Country Village will open an infrastructure account in the amount of \$12,000 with the money coming from our under-budget money for the Water & Sewer budget. The money in this account is to be used for water issues only, unless an emergency arises in which case we need to put the money elsewhere. Motion passed.
2. Beginning Feb 09, any under-budget money that we get from the water and sewer budget each month will be moved to the infrastructure account along with money from the regular checking account to bring the monthly total to \$2500 per month. Motion passed 5 to 1
3. Immediately authorize Bob Turek to purchase three pressure reducers at a cost not greater than \$155 including material and labor per unit to be installed at 1 Kentucky, 2 Baltimore Way, 15 Maryland Rd. MOTION passed.
4. Adopt and enforce Resolution entitled "Establishing Rules, Policies, and Regulations for Collection of Dues, Penalties, and Money from Unit Owners" prepared by Attorney Gary Favro. Motion passed.

VICE PRESIDENT - Dan Shusda-reported that we are still looking for candidates for the upcoming election in May. There are four positions open and applications must be submitted by March 1, 2009.

SECRETARY - Nancy McNally - reported that the insurance contract has been sent to various agencies for bid.

TREASURER - Calving Miller-

Checking account Balance 12/31/08	\$ 50,478.69
Deposits	67,650.80
Withdrawals	54,157.90
Checking account Balance 1/31/09	\$ 63,971.59

Savings account Balance 12/31/08	\$ 89,566.50
Deposits	13,144.40
Interest	76.70
Savings account Balance 1/31/09	\$ 102,787.60

Building Fund Balance 12/31/08	\$ 3,628.98
Building Fund Balance 1/31/09	\$ 3,628.98

REPORT OF COMMITTEES

Building - Bob Olsen - Thomas Construction is shoveling some older roofs to avoid damage from ice and snow.

ByLaws - Pat Lucia - no report. G. Favro has new bylaws.

Finance - Jen King - no report

Landscape - Jim Trombley - no report

Liason - Sue Phillips - no report

Promotions - Ray Lavoie - no report

Political Action/Elections - Carol Shuttleworth- committee is discussing ways to mail ballots to members- voting protocol is the majority cast by eligible voting members present at annual meeting to elect new Board Members. Still waiting for applications due on March 1st.

Social/Neighbors - Ginger Johnson - no report

Utilities - Nancy McNally- January water bill not available at this time.

Quotes were received from 4 area plumbing contractors for services in our village. Recommendation was made to give Lake Country Village Plumbing Company, LLC the contract based on their bid.

Motion was tabled for further discussion.

Website - Mary Clackler - the web site has been updated and application forms are available at www.LakeCountryHOA.com for the upcoming election for new Board members.

CSS - John Wheeler - due in arrears - 15-30 days -7; 31-60 days -5; 61-90 days - 6; over 90 days - 8. Three enforcement letters sent. There are 26 deliquent unit owners. Attorney Gary Favro is working with CSS to collect these dues.

OLD BUSINESS

Cal Miller - Capital Expense Account - motion passed by email to establish funds for this account

Attorney Gary Favro - Post hearing briefs have been submitted to the arbitrator for the GTI arbitration. A Decision should be reached in March.

NEW BUSINESS

Attorney Gary Favro has submitted a Resolution Establishing Rules, Policies, and Regulations for the Maintenance of Individual Units and Homeowner's Associations Power to Prevent Damage to Adjacent Units and Common Areas. This will be reviewed by the Board Members and voted on via email.

Meeting adjourned at 8:15 pm