

# LAKE COUNTRY VILLAGE HOA, INC

[www.lcvcommunity.com](http://www.lcvcommunity.com)

## HOA MEETING – September 18, 2012 DRAFT of Minutes

**PRESENT** - The meeting opened at 7:06pm.

Sue Phillips, President      Bob Turek, Vice President      John Burdo, Treasurer  
Maureen Carlo, MAL      Dan Shusda, MAL      Wayne Cashman, MAL  
Gerry Eagan, Secretary

**ABSENT – D. Shusda, J. Burdo**

**Approval of Last Meeting's Minutes** –The August 2012 minutes were reviewed by those attending and a motion to accept was made by M. Carlo and seconded by B. Turek – Passed by all.

**PRESIDENT'S REPORT – no report**

**VICE PRESIDENT'S REPORT – no report**

**SECRETARY'S REPORT** – Purchased another flash drive for the HOA secretary's computer because the old one ran out of space. Also Gerry typed up a notice for the kiosks informing homeowners that they need to keep their thermostats set at 55 degrees or higher. Also the electric and heat have to stay on and cannot be turned off. This notice is a statement taken from the HOA Rules and Regulations that is also available on the HOA web site.

**TREASURER'S REPORT** – Gerry read John Burdo's HOA finance report. There were no questions about the monthly finance report. Motion to accept was made by W. Cashman and seconded by M. Carlo. – Passed by all.

**BOOKKEEPER'S REPORT** – Anne Sanford stated that we received the monthly fees and some more funds from closing reports. She also said that she started processing the last payment with the bank for Thomas Construction's completion of Maine 101,103,105 in September. This payment required two approvals so she was just waiting for John B.'s approval for the payment to go through.

**COMMITTEE REPORTS –**

- **LANDSCAPE** – Carol Shuttleworth – nothing to report.
- **BUILDING** – no report
- **SOCIAL** – S. Eagan had no report this month.
- **Recreation Committee** – Held their 3<sup>rd</sup> meeting and they were getting ready for their picnic at the Maryland playground on the 22<sup>nd</sup>. She expressed some concern about littering around the playground.

**PROPERTY MANAGER'S REPORT – Bob Olsen**

- 1) Work Order Requests to date are 65 and only 17 incomplete, mostly waiting on materials to complete.
- 2) Complaints reported this month was (0) zero.
- 3) Homeowner corrections to date are 73 and only 13 are still incomplete.
- 4) Three notices were sent to homeowners that are renting to submit the necessary information required by the HOA for approval.
- 5) Made rounds of the HOA property and buildings
- 6) Playground equipment was inspected and found in satisfactory condition
- 7) All contractors work was inspected
- 8) Additional roof material was inventoried, ordered needed materials and the last roof replacement for this year was completed.
- 9) Cable TV was contacted for the second time in reference to cables on the ground for over 2 months. Some have since been buried.

**LEGAL REPORT – Gary Favro Absent. No report**

**OLD BUSINESS –**

**Agreement on Snow Removal Contract with Harts signed on Sept 05, 2012.** There will be an overlap between the landscaping and the snow removal contract. This year's Landscaping Contract runs from April 15, 2012 to November 15, 2012. The new Snow Removal Contract runs from October 1, 2012 through April 30, 2013.

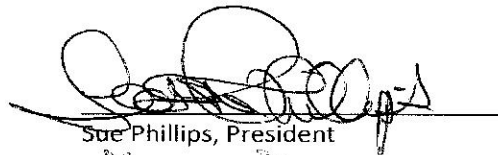
**NEW BUSINESS –**


- 1) Some owners have contracted this Casella for garbage collection. They sent a large bin to one homeowner who had to call back to have it replaced with a smaller one so that it could be stored in the outside garbage locker per HOA rules. Sue asked Bob O. to call Casella and let them know that they need to provide a small garbage container for any LCV residents who wish to sign up for their service.
- 2) Wayne Cashman asked that the Work Order Request forms be updated to have a statement of responsibility and signature line for those who want to do some changes to their property and need HOA approval. The board will review the wording for the statement and then Bob Olsen said that he would put that on the back of the Work Order Request.
- 3) Wayne Cashman made a motion that **pergola's** attached to homeowners units be the responsibility of the homeowner for maintenance, replacement or removal. (A **pergola** is an arbor made of a trellis and supported by posts, for training vines or other plants. Some use these for shade.) Around 25 to 35 units have these pergolas. Discussion continued among those present at the meeting. After discussion Maureen Carlo seconded the motion. The board voted 4 to 1 to approve the motion.

**ADJOURNMENT – 7:40 pm.** W. Cashman made the motion, M. Carlo seconded. Passed by all.

Next Meeting → October 16, 2012 at 7:00pm

Minutes Approved

  
Sue Phillips, President

  
Gerry Eagan, Secretary