

LAKE COUNTRY VILLAGE HOA, INC

www.lcvcommunity.com

HOA MEETING – February 19, 2013 Minutes

PRESENT - The meeting opened at 7:00pm.

Sue Phillips, President John Burdo, Treasurer Wayne Cashman, MAL
Maureen Carlo, MAL Dan Shusda, MAL Gerry Eagan, Secretary
Eleven people were present in addition to the board members.

Approval of Last Meeting's Minutes –The December 2102 minutes were reviewed by those attending. A motion to accept was made by W. Cashman and seconded by J. Burdo – Passed by all.

PRESIDENT's REPORT - There is an open board seat that we would like to fill. Please contact Carol Shuttleworth or Dan Shusda if you are interested. Sue has also been working on a number of different items.

VICE PRESIDENT's REPORT – no report

SECRETARY's REPORT – no report

TREASURER's REPORT – John Burdo presented the HOA finance report for the months of December 2102 and January 2013. Expenses were \$45,995.96 for December and \$51,101.78 for January. Receipts were \$65,334.30 for December and \$57,388.16 for January. The balances as of end of January in checking was \$84,153.67 and the balance in savings was \$117,708.35 most of which is allocated to the Emergency Reserve Fund. 60 percent of our income is in and 55 percent of our expenses have been covered. We are on track. A motion to accept the treasurer's report was made by D. Shusda and seconded by W. Cashman. The motion was passed by all.

BOOKKEEPER's REPORT – Anne Sanford said that she had a number of questions that she has been answering. She has been working with our treasurer John to ensure that all the expenses and receipts are on track.

COMMITTEE REPORTS –

- **LANDSCAPE** – no report
- **ELECTIONS** – Repeated Item → Carol Shuttleworth has updated all the forms and flyers are in the kiosks. There will be 3 open board seats to be filled and voted on in May 2013.
- **BUILDING** – Assessing of the roofs was performed by several individuals and compared. The information was presented by Bob Olsen to the board for consideration for this year's roof replacements.
- **SOCIAL** – Sharon E. was absent due to an illness.
- **Recreation/Communication Committee** – no report

PROPERTY MANAGER's REPORT – Bob Olsen

- 1) Worked with the building committee and completed the roof assessments and prepared a list in priority of which should be completed first
- 2) Contracted Chris Thomas Construction to clean off the roofs where vent and exhaust pipes were close to being blocked by the heavy snowfall.
- 3) Heavy winds have caused some damage to roofs that was repaired.
- 4) One homeowner had a water leak due to a pipe freezing because they were using an electric heater near a thermostat.
- 5) There were a couple of water outage reports. Found out that repairs were being made to a unit. IF any homeowner is having water repairs you need to contact the Property Manager so that others can be informed and that the appropriate valves are turned off and then back on again.
- 6) Met with Harts to discuss pruning issues and to go over the wording in the upcoming contract for this year. Also some smoke concerns were addressed.
- 7) Bob answered several of the homeowner's questions as to the buildup of snow on the roofs.

- 8) The change in the cul-de-sac parking rules was complied with by some of the residents but not by others. Harts worked around the problems and was able to get most of the snow removed from the area.

LEGAL REPORT – Gary Favro

- 1) Gary is continuing to work on collections of dues that have not been paid for quite awhile.
- 2) Pedro Garcia appeared on the delinquent tax rolls but resolved his situation with a tax payment plan. We filed a lien against the property and filed it with the court. Notice being sent to Mr. Garcia. The Garcia lien includes fees for legal expenses.

OLD BUSINESS – G. Eagan gave a report on the survey that was sent or handed out to all the homeowners. We received 102 out of 326 responses so far. The committee consisting of John Burdo, Naomi Bradshaw, Henry Ward, Gerry and some assistance from Sue Phillips and Wayne Cashman created a report detailing which items the homeowners should be address by the board and the priority. The report reflects the homeowners concerns and *recommends* to the board that some of these items be addressed this year. The committee is open to any others that would like to be on it.

Gary Favro added that the HOA should work on governance for the LCV Board so that we have enough dedicated individuals involved in keeping the LC Village a vibrant and well maintained place to live. There are not enough people involved currently and we need to address this to keep the board working smoothly and to keep the HOA maintenance costs down. Otherwise, the HOA costs will probably be much higher. A motion was made by Maureen Carlo to accept the report for review and consideration by the board. John Burdo seconded. The motion was passed by all.


NEW BUSINESS –

- 1) **A Yearly Maintenance Plan** to maintain the Baltimore Pump Station by Roto-Rooter was presented to the board. The estimate was for \$1350 and with tax the total is 1458. It details service that will be provided by Roto-Rooter throughout the year. The final contract was reviewed by the board and John B. asked that Roto Rooter provide a report after each of their quarterly inspections. A motion to accept the plan starting February 1st, 2013 was made by W. Cashman and seconded by Maureen Carlo. The motion with John's amendment was passed by all.
- 2) NBT Latramore Insurance representative needs to be identified. Brian Lapier was contacted and was asked to get with us to ensure that we have all the correct coverage that we need. Brian stated that he would be our rep. and would get back to Sue.
- 3) The HOA received a letter from the City about snow removal responsibility for cleaning around the fire hydrants in LCV. Bob Olsen said that the city did come around to clear the snow away from the fire hydrants. Bob Olsen to get back with Claude Bouchard to ensure that we all agree on the responsibility.
- 4) Roofs - There was also some discussion on which roofs need to be worked on this year so that the HOA can get the needed materials ordered before the prices go up.
- 5) Bob Turek. Asked about the Property Manager resigning. Dan Shusda has placed a notice in the paper for persons interested in being the property manager.

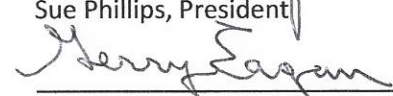
ADJOURNMENT – 7:45 pm. Dan Shusda made the motion to adjourn, M. Carlo seconded. Passed by all.

Next Meeting → **Budget meeting March 5th 6:30pm and Board meeting March 19, 2013 7:00pm; both at the City Gym conference room.**

Minutes Approved



Sue Phillips, President



Gerry Eagan, Secretary