

# LAKE COUNTRY VILLAGE HOA, INC

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

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### **HOA MEETING – July 22, 2014 Minutes DRAFT**

**PRESENT** - The meeting opened at 6:30 pm.

Dan Shusda, President      Sue Phillips, Vice President      Joe Roberts, Treasurer  
Maureen Carlo, MAL (absent)      Henry Ward, MAL      Gerry Eagan, Secretary  
Nine people were present in addition to the board members.

**Approval of Last Meeting's Minutes** – The June 2014 minutes were reviewed by those attending. A motion to accept the minutes was made by S. Phillips and seconded by H. Ward. – Motion was passed by all attending.

**PRESIDENT'S REPORT – Dan** – Dan announced that he received an email from Bob Turek resigning from the HOA board. His resignation was accepted. We have an open board seat. Anyone interested should contact one of the board members and get an application.

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

**SECRETARY'S REPORT** – Gerry informed the attendees that the annual LCV Newsletter had been mailed out to all of the homeowners. He also asked if those in the audience had a chance to read through it and if they had any questions.

**TREASURER'S REPORT** – Joe Roberts reported that the checking account balance at the beginning of June was \$42,682.28 and the end of month balance was \$55,739.19. HOA June income was \$67,417.48. HOA June expenses were \$54,360.57. The savings account balance at the beginning of June was \$176,561.89 and the balance at the end of June was \$179,613.97. G. Eagan made a motion to accept the treasurer's report and S. Phillips seconded. The motion was passed by all attending.

**BOOKKEEPER'S REPORT** – Anne – no report

### **INSURANCE DISCUSSION**

Dan introduced Brian LaPier, our insurance representative, and George Busch, a consultant on Insurance. Brian started by stating that he recommends that the HOA clarify a few items in their documents. Every homeowner should be purchasing an H-06 insurance policy. The HOA By-Laws should be changed to clarify exactly what the HOA insurance policy covers in regard to the building coverage. Also renters should also have a policy to cover their contents and liability.

The original builder grade, in our case what the developer first provided on the original sale of the refurbished units in Phase I, II, and III, needs to be more clearly defined. AS AN EXAMPLE, this would mean the original finished state of each and every unit; finished walls with white or eggshell paint, basic kitchen cabinets, vinyl floors, some basic carpeting, bathrooms with tubs and shower heads, toilets, sinks, basic medicine cabinet in main bedroom bath, basic refrigerator, dish washer, sink w/garbage disposal, basic stove, furnace, hot water maker, basic clothes washer and gas dryer. Any changes (improvements) by subsequent homeowners would not be covered. Again, THIS IS AN EXAMPLE ONLY. The board will work with our insurance company and our attorney to make a proposed definition that we might be able to use to update the HOA By-Laws.

Homeowners asked several questions and the discussion was helpful and informing to all present. We thank the homeowners who did attend and provide the board with their concerns.

**COMMITTEE REPORTS** – were not reported this month for more time on the Insurance discussion.

- 1) **LANDSCAPE** –
- 2) **BUILDING** –
- 3) **SOCIAL** –
- 4) **ELECTIONS** – no report

**LEGAL REPORT** – Gary was away on vacation.

**PROPERTY MANAGER'S REPORT** – Adam provided the following report to the board as stated below.

1. Rounds were made June 27th, & July 10<sup>th</sup>.
2. Work orders since May 2014 meeting were 22 with 5 incomplete.
3. Complaints since May 2014 meeting were 5, all have been addressed.
4. Since the May 2014 meeting, 21 Violation Notices was delivered, 20 have been corrected.
5. All Contractor Work has been inspected.
  - 23-29 Kansas Avenue Roof has been completed.
  - Harts has completed trimming of the hues and the brush hogging behind the chain link fence.
  - All driveways of the even #'d homes on Iowa have been sealed.
  - Driveway of 5-7 Kentucky has been sealed.
  - Driveways of 1-7, 26-28, 30-32, 63-65, 85-99, 113-127 Maine Rd have been sealed.
  - Driveways of 1-3, 5-7, 11-13, 15-17, 22-24 Baltimore have been sealed.
6. Water Usage Overage Letters are in the process of being delivered to all homeowners within buildings that used 5,000 gallons or more than the HOA's budgeted amount. Buildings included were: 15 Maryland,36-42 Maryland Rd, 94-100 Maryland Rd, 128-134 Maryland Rd, 27 Maine Road, 52-58 Maine Road, 11-17 Baltimore, 9-15 Caitlin, 82-88 Maine Road, 93-99 Maine Road and 9-11 Alana.
7. Received a quote from Harts Lawn Care to remove a tree at the corner of New York and Maine that is blocking the stop sign.
8. Received a quote from Harts to remove a leaning tree behind 127 Maine Road.
9. Received a quote from Maurice Gilbert for exterior siding painting. I am waiting on an additional quote from Chris Thomas.
10. All Welcome Packets have been delivered to new homeowners, except 2. Waiting on the new welcome packets.

**OLD BUSINESS –**

- 1) Update on the Electrical Box issue at 59-65 Maine Road. The HOA has taken responsibility to repair the box. The parts are on order and the city electric inspectors will be working with our Electrical repair person to certify that the repair work is completed properly.
- 2) Update on Charter Communications request for easement. Tabled, we are waiting from a response to our proposal made to Charter.

**NEW BUSINESS –**

- 1) Outdoor fire pits concern. – Discussion with those present took place. The board will work with our insurance carrier and any city codes to make a recommendation for all homeowners. Outdoor grills cannot be stored in any of the homeowners building and must be away from
- 2) We have a quote from Harts to remove a tree at New York Road and Maine Road for \$125 that is blocking the stop sign. The city will not move their sign and have asked the HOA to take the tree down. J. Roberts made a motion to have Harts remove the tree and S. Phillips seconded. The motion passed by a 3-2 vote.
- 3) We have a quote from Harts to remove a tree at 127 Maine Road for \$275. The tree is hanging/leaning over the new homeowner's fence and is likely to come down in the next storm. The tree was additionally damaged by the storm Irene. The Landscaping Committee recommended that it be removed. H. Ward made a motion to have Harts remove the tree and G. Eagan seconded. The motion was passed by all attending.
- 4) A homeowner asked to have the tennis and basketball courts repaired/updated. Sue stated that in the past there was no local supplier who has a replacement for the old basketball backboard. He also asked why the tennis court nets have not been repaired. Dan explained that we do not have anyone on the Recreation Committee to do the work of obtaining estimates. The homeowner rightfully stated that he is concerned that we do not have enough facilities for the youth in LCV. We are looking for the key to make adjustments to the tennis court nets. If anyone knows where it is, please contact the HOA Property manager.
- 5) Mr. Coleman of 37 Maryland Rd asked that his letter be read into the minutes. The letter states, "I request a letter from the Roofing Contractor, on the roofer's letterhead, stating that the roof at 37 Maryland Road has NO structural issues and is ONLY cosmetic in nature. Also the Month and Year the roof was last shingled. J.W.

Coleman". G. Eagan informed Mr. Coleman that the roof had been re-shingled around August 23, 2007. He is concerned that the roof does not look well if he wishes to sell it. The board will look into his request.

- 6) Another homeowner requested that additional off street parking be created to relieve the congestion at various points in LCV. The board informed him that we do not have funds in the current budget to do this type of improvement to the community at this time.
- 7) A homeowner requested that we work on the dog barking issue of one other homeowner. The board recommended to the owner that they contact the city police when this type issue occurs. Also homeowners are reminded that if they suspect some vandalism taking place they report it to the city police.
- 8) A homeowner requested that we develop a policy about people putting their free items out at the curb. The board will look into the request.
- 9) A homeowner requested that we not have work sessions that we do all business at formal HOA meetings. The board explained to those attending that our work sessions are meant to provide information to the board members and our property manager so that we can investigate issues and concerns so that we are better prepared at the board meetings. No items are ever voted on at work sessions. The board declined the homeowners request but reminded everyone that the work sessions are open and that they can attend if they so desire. Please contact someone on the board if you wish to attend.

**ADJOURNMENT –7:47 pm.**

G. Eagan made the motion to adjourn and S. Phillips seconded. The motion was passed by all.

Next Meeting → Will be on August 19, 2014 for the HOA board meeting at 7:00pm; at the **US Oval City Gym conference room.**

Minutes Approved

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Dan Shusda, President OR

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Sue Phillips, Vice President

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Gerry Eagan, HOA Secretary