

LAKE COUNTRY VILLAGE HOA, INC

www.lcvcommunity.com

HOA MEETING – February 17, 2015 Minutes

PRESENT - The meeting opened at 7:01pm.

Dan Shusda, President Sue Phillips, Vice President Joe Roberts, Treasurer

Maureen Carlo, MAL Henry Ward, MAL Peter Hayden, MAL Gerry Eagan, Secretary

Thirteen people were present in addition to the board members.

Approval of Last Meeting's Minutes –The January 2015 minutes were reviewed by those attending. A motion to accept the minutes was made by H. Ward and seconded by M. Carlo. – Motion was passed by all.

PRESIDENT's REPORT – Dan reminded everyone that the Annual HOA Board Meeting is the second Tuesday of May. We are starting to work on the annual budget. If anyone would like us make any changes or additions to the budget. If anyone wants changes to the snow removal contract, they need to meet in a committee this month so that bids for contracts can go out the beginning of March to get bids back for the budget.

VICE PRESIDENT's REPORT – no report

SECRETARY's REPORT – no report

TREASURER's REPORT – Joe Roberts reported that the checking account balance at the beginning of January was \$33,077.77 and the end of month balance was \$58,921.17. HOA January income was \$70,629.84. HOA January expenses were \$44,786.44. The savings account balance at the beginning of January was \$198,845.29 and the balance at the end of January was \$201,256.11. G. Eagan made a motion to accept the treasurer's report and Sue Phillips The motion was passed by all.

BOOKKEEPER's REPORT – Anne stated that she has not received the January water bill yet.

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

- 1) Rounds were made January 23rd & February 6th.
- 2) Work orders since May 2014 meeting total 49 with 7 incomplete.
- 3) Complaints since May 2014 meeting were 40 all have been addressed.
- 4) Since the May 2014 meetings, 27 Violation Notices were delivered, all have been corrected.
- 5) Responded to several locations with frozen sewer lines.
- 6) Hart's have done additional services over and above the contract terms. One example was on Jan 28th. He came back to clean up the driveways and walkways after overnight wind blew snow back onto them.
- 7) 57 & 59 Maryland Ave homeowners have delivered sufficient written proof in regards to their front landscaped areas (back in 2009) therefore, the complaint has been satisfied.
- 8) One Work Request was submitted by the homeowner of 39 Maryland Road to replace the existing back fence with a new vinyl fence with a lattice style format. The Building Committee recommendation was to disapprove the request due to the style being different that current fencing.
- 9) All Welcome Packets have been delivered to new homeowners.
- 10) Adam stated that the HOA policy is for the homeowners call the plumber first in the event of a problem, preferably Roto-Rooter, to determine the cause. If it is an HOA problem then the HOA would pay for most of the fixes. Homeowners should also call the HOA Property Manager, Adam, so that he is aware of the situation as well.

COMMITTEE REPORTS -

- 1) **LANDSCAPE** – no report.
- 2) **BUILDING** – no report
- 3) **SOCIAL** - no report
- 4) **ELECTION** – C. Shuttleworth stated that she had 2 applications for the board not currently on the board. Dan also had 3 applications that he handed to Carol. Now she has 5 board applications. The application close at the end of this month.

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LEGAL REPORT –

- 1) Update on Insurance Resolution. Gary reported that we are sending out signed letters to a few insurance agents who can go out to only two Insurance Carriers so that LCV HOA gets more comparative bids back from the insurance agents. Quotes will be needed soon since we would need to reflect any changes in cost in our preparation of the HOA annual Maintenance Fee Budget for 2015-2016.

OLD BUSINESS –

Discussion of Landscaping Changes to one Property – The Landscaping Committee stated that the change to the landscaping in the front of 90 Maine looked ok. However the homeowner has never inputted a Work Request for the change. The owner of 90 Maine was present and stated that he had submitted a letter to the board. The owner stated that he had not submitted a Work Request for the change. The Landscape Committee had a special meeting outside the room to discuss the situation. They recommended that they accept the homeowners change and not be fined. Gary stated that the homeowners are responsible **to maintain** the areas in front and back of their unit but they still have to submit a Work Request if they want to make changes. Several board members reminded those attending that it has been a long standing policy of LCV that Work Requests must be submitted and approved **before** the work or changes can be performed. This includes landscaping, doors, windows, fences, awnings, and any other changes to the exterior of the building. H. Ward made a motion that the homeowner be fined \$100 for not submitting the Work Request and P. Hayden seconded. Four voted in favor of the motion, one was nay and one abstained. The motion was passed. The homeowner can appeal the decision if he wants.

NEW BUSINESS –

- 1) The parents and their daughter who has life estate residing 22 Iowa Road requested that the city transit extend their route along New York Road to include going through LCV city streets, stopping at each of the 4 kiosks. Dan suggested that he put up a notice in the 4 kiosks asking if other residents also would like a regular route through LCV. Maureen asked Mr. Maglienti to send her a file so that she could put a notice on the web site. The board also suggested that he contact our local city council person for her help.
- 2) The owner of 90 Maine Road noticed that homeowners have had problems with heating loss due to freezing pipes or furnace failure. He submitted a flyer of a unit that homeowners could purchase if they want that would notify them of a heating failure. The board stated the he could put up a notice on the bulletin board in the kiosks to inform homeowners of such a device is available to warn them of a failure. The board also reminded homeowners that they need to submit contact information if they are away for a length of time. Some people put emergency contact information on their front door.


ADJOURNMENT –7:42 pm.

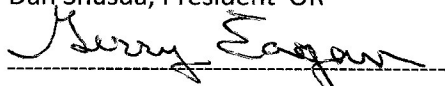
P. Hayden made the motion to adjourn and H. Ward seconded. The motion was passed by all.

Next Meeting → Will be on March 17, 2015 for the HOA board meeting at 7:00pm, **US Oval City Gym Conf. Room.**

Minutes Approved

Sue Phillips, Vice President


Dan Shusda, President OR


Gerry Eagan, HOA Secretary