

# LAKE COUNTRY VILLAGE HOA, INC

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## HOA MEETING – January 20, 2015 Minutes

**PRESENT** - The meeting opened at 7:00pm.

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

**Approval of Last Meeting's Minutes** –The December 2014 minutes were reviewed by those attending. A motion to accept the minutes was made by P. Hayden and seconded by M. Carlo. – Motion was passed by all with one abstention.

**PRESIDENT's REPORT** – no report

**VICE PRESIDENT's REPORT** – Sue informed those attending who wish to address the board to please stand and state their name and address before stating their concern/question so that we have the information picked up in the microphone.

**SECRETARY's REPORT** – Gerry reminded the attendees about the notices that were put up in the kiosks. The next few months' meetings will set up and start at 7:00pm since someone has reserved the room from 6-7pm on Tuesdays.

**TREASURER's REPORT** – Joe Roberts reported that the checking account balance at the beginning of December was \$14,014.92 and the end of month balance was \$33,077.77. HOA December income was \$65,568.98. HOA December expenses were \$46,506.13. The savings account balance at the beginning of December was \$194,221.53 and the balance at the end of December was \$198,845.29. H. Ward made a motion to accept the treasurer's report and G. Eagan seconded. The motion was passed by all.

**BOOKKEEPER's REPORT** – Anne stated that she has sent out the 1099 tax forms to our auditors and our vendors.

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

- 1) Rounds were made December 26<sup>th</sup> & January 9<sup>th</sup>.
- 2) Work orders since May 2014 meeting total 45 with 4 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 units (33 & 81 Maine) with broken pipes, 2 of which were vacant. The furnaces had stopped. Merit Contracting is working on the furnaces in both units. Adam was asked to notify our insurance company of the incidents.
- 6) Reminders:
  - 1- Even if your heat is set at 60, you should still have someone checking on your house while you are away.
  - 2- If you do go away, it is your responsibility to notify the Property Manager of your travel dates and let him know who will have the key to your unit and be watching it for you while you are away.
  - 3- Holiday decorations need to be removed shortly. We are almost 30 days after the holidays.
- 7) All Welcome Packets have been delivered to new homeowners.
- 8) Homeowners were reminded to have their furnaces checked periodically.

## COMMITTEE REPORTS -

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

## LEGAL REPORT –

- 1) Update on Insurance Resolution. Gary reported that he completed a cover letter and sent out our current insurance coverage and the new Insurance Resolution that more clearly defines HOA coverage and Homeowner responsibility coverage to ten insurance agents/major carriers. He asked them to get back with him on quotes and any comments that they have on our coverage and what else might be needed or changed as a result of the new HOA Insurance resolution. The HOA resolution does not become effective

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until May 2015 so there is time to review the feedback. He will then provide that information to the homeowners. He expects that we may see some moderate savings to the HOA policy.

## OLD BUSINESS –

- 1) **Reminder on Homeowner/ Renter Notice regarding Snow Removal.** Gerry reminded everyone that everyone needs to move their vehicles off the City Streets and the HOA cul-de-sacs when the city amber lights are blinking. The contractor is not obligated to plow close to personal vehicles so homeowners are required to move their vehicles if they want to get plowed out.
- 2) **COMMENTS ON Recent Snow Removal.** Patty Jeahn commented that our snow removal contractor was not doing a good enough job in her opinion. She requested that he provide more equipment and personnel so that the snow removal could be done more efficiently throughout the entire village. There was some good discussion on what might be done. Sue asked that any homeowner can start to make phone calls to ask them if they are interested in making a quote to perform the snow removal in Lake Country Village. Some other homeowners contributed to the discussion as well.

## NEW BUSINESS –

- 1) **Agreement/Vote on 2015 Landscaping Contract** – Sue asked the attendees and the rest of the board if there were any concerns with the landscaping that is performed in LCV. There were only good comments. She also stated that Hart's was willing to keep the contract at the same price. The board decided that they would 2015 landscaping contract the same as last year. P. Hayden made a motion to have Gary draw up the 2015 landscaping contract with Hart's and H. Ward seconded. The motion was passed by all.
- 2) **Discussion on Changes to landscaping in LCV - Board** member P. Hayden led the discussion on HOA and Homeowner responsibilities regarding the landscaping along the front of the LCV units. Some commented that they thought that they could change the landscaping any way that they want. Another thought that the HOA had given up complete responsibility to the landscaping near the units. Much discussion took place to attempt to define the responsibilities of both Homeowners and the HOA. Many knew that they needed an approved work request to make changes and had submitted them in the past. Apparently some of these work requests were not filed in the homeowners file by previous property managers. This was part of the reason why there was a concern by the board. Gary also informed everyone that the board needs to be fair and uniform on the enforcement of rules and procedures. Some homeowners bought into LCV and do not want any changes and that is why the review of changes (via the work order process) is important. The board agreed to table the discussion on the two current possible violations. M. Carlo made a motion to table this discussion and H. Ward seconded. The motion was passed by all.
- 3) **Resident Concern on 77-79 Maryland** – A homeowner stated that he was concerned that this 2 unit property was combined to make one unit. He wanted to know if this was approved by the board. The answer is no, the board was not aware of the interior changes to the unit. Gary has been conversing with the current owner since the previous owner passed away. The current owner who was trying to sell the unit has now taken the For Sale down. Gary is following up on this issue.
- 4) **Special Homeowner Request** – A homeowner going through a difficult time requested some special consideration in order to pay back what they owe to the LCV HOA. The formal meeting was adjourned so that the discussion of possibilities could be completed in private with the board and the board attorney.

## ADJOURNMENT –8:22 pm.

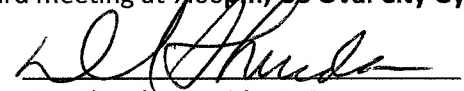
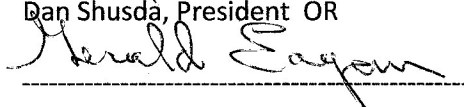
G. Eagan made the motion to adjourn and M. Carlo seconded. The motion was passed by all.

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

Minutes Approved

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Sue Phillips, Vice President

  
Ran Shusda, President OR  
  
Gerry Eagan, HOA Secretary