

**Meeting Minutes
Lakeview Estates HOA
Tuesday, July 24, 2012**

The third meeting of the Lakeview Estates Board of Directors was convened at 7:05 PM on Tuesday, July 24, 2012. In attendance were:

Kenny Hay - President
Barb Cochran - Treasurer
Jeff Kaspar - Board Member
Estelle Lyons - Board Member
Sam Long - Secretary

Minutes from the previous meeting were read and accepted.

Barb Cochran provided the financial report. The HOA had a checking account balance of \$3647.00, a savings account balance of \$25.00 and \$5.37 in petty cash. To date the total receipts from dues is \$5700. Total expenses are \$2162.63. Another \$140 refunded from the state for overpayment was redeposited into the HOA. The report was accepted by the board.

Approximately 70% of property owners have paid their dues on time. Three invoices have been undeliverable due to address issues. These are still being run to ground.

Kenny advised the board that the survey of the common ground was completed on July 18th by Webb Engineering. Stakes defining the property lines are in place. An invoice in the amount of \$475 will be paid upon receipt.

Barb indicated that our attorney has not had sufficient time to fully review the CC&Rs so a proposed meeting of the neighborhood will be deferred until that opinion is received. However, it appears that a notification of at least 30 days is required before a meeting to discuss the CC&Rs and proposed modifications can be held, and another 30 day notification is needed before a meeting to vote on the new CC&Rs can be convened. It also appears that a simple majority vote is sufficient to ratify or strike down any proposal. Only property owners who are current in their dues are eligible to vote.

Kenny will contact Columbia power to determine what is required to transfer billing of the street lights to the HOA. He will also inquire about the cost and process of having additional street lighting added to the neighborhood in select locations.

Peggy Roberts and the Landscape Committee submitted their recommendations for improving the entry. Their recommended professional landscaper is Bear Creek Nursery in Columbia. Written proposals are pending from Bear Creek.

Additionally the Landscape Committee recommended another neighborhood work day to finish clean up of the entry. That work day has been scheduled for Saturday, July 28 at 7:30AM.

Kenny suggested a neighborhood work day to clean up the area around the lake. That day is scheduled for Saturday, August 11th at 7:30AM.

Estelle submitted a thorough report on her findings on the signage for the entrance. After discussion and review it was moved, seconded and approved to purchase a 24" X 36" Outdoor Enclosed Letter Board at a cost of \$260 and a set of 3/4" Helvetica Directory Board Letters at a cost of \$52.50. Shipping was estimated to run approximately \$30. Estelle agreed to purchase these on her credit card and be reimbursed by the HOA. Mounting anchors and hardware will be purchased locally when the signage is received, and the sign will be installed by members of the board.

Jeff spoke to Steve Gryglewski regarding the Lake Committee. Steve is willing to participate in this committee along with 1 or 2 willing and knowledgeable neighbors. Since timing to begin lake projects is still a few months away, it was decided to defer formalization of this committee to a later date.

With no further business to discuss the meeting was adjourned at 8:00PM. The next board meeting was scheduled for Tuesday, August 28 at 7:00PM.

Submitted:
Sam Long - Secretary