

Lakeview Estates 2nd Annual HOA Meeting Minutes

The 2nd annual meeting of the new Lakeview Estates Home Owners Association (HOA) was called to order at 1:05 PM on Saturday, March 22, 2014 by Board President Kenny Hay.

Kenny welcomed all in attendance and introduced the members of the current board - Mike Coleman, Jeff Kaspar and Estelle Lyons - members; and, Barb Cochran - Treasurer, Jeannie Hale - Vice-President and Sam Long - Secretary.

Kenny then called upon Barb to deliver the financial report. Copies of the detailed report were handed out to those attending. In summary, Barb reported that the association's ending balance for the 2013 year was \$5607.89. In 2013 the beginning account balance was \$1795.14, our deposits were \$8227.76 and our expenditures totaled \$4215.02. A detailed breakdown of each category can be found on the HOA website. The report was moved to be accepted, seconded and accepted.

An overview was given of approximately how many homeowners have paid their dues and how many are delinquent for the current and former years. Brief discussions addressed the HOA's ability to recoup unpaid dues whenever the property of a non-dues paying member is sold. Barb made the membership aware that foreclosed properties are, by law, not required to repay all back dues, but only prorated amounts.

Kenny then asked Sam to read the minutes from the 2013 annual minutes. The minutes were read, moved to be accepted, seconded and accepted.

Kenny then addressed the accomplishments of the board and the association during the past 2 years. These accomplishments included:

- Modifying and filing of the CC&Rs
- Improvements and beautification of the front entrance*
- Addition of street lights in various locations in the subdivision
- New signage at the lake/common area and entrance
- Occupancy passes to be displayed when using lake and common area
- Association registration with the county, state and IRS
- Effective management/resolution of most complaints

*Members of the board and those in attendance specifically acknowledged the numerous accomplishments and great job done by Peggy Roberts and the Landscape Committee over the past 2 years.

Future plans were discussed by Kenny and members of the board. The primary areas of concentration will be improving the common area and continued beautification of the subdivision. Kenny addressed a proposed land swap with Mr. Heller which will increase the size of the common area and potentially provide access to needed electricity which would allow lighting to be placed in the common area and oxygenation of the lake. The cost of the swap would be shared by the HOA and the Hellers.

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Steve Gryglewski addressed work he has personally done to repair and shore up the dam effectively raising the water level of the lake. This should help in controlling algae and assist in oxygenation. Steve offered suggestions on aerification devices which would be effective in improving oxygen levels once electricity is available. Steve also suggested the introduction of koi to the lake to help control algae. Steve recommended adding 30 koi at an approximate cost of \$11 per fish. The suggestion was voted on and approved.

Jeff Kaspar recommended that Steve assume leadership of the Lake Committee due to his knowledge and location. Jeff then formally nominated Steve for the position. Steve agreed and was unanimously voted in as Lake Committee Chairman.

Kenny then made everyone aware that it was time for the election of a new board. Sam Long is leaving his position as secretary, but each of the remaining 6 members are running for additional 2 year terms. In addition, Kendra Cloyd is running for board. Those members in attendance were able to complete and return their ballots. All other paid up members who were not present will be sent ballots via USPS and must have their votes returned by April 25, 2014. Included in this mail out will be passes for the lake and common area.

Finally, the floor was opened for Q&A. A few questions regarding procedures on how to file for the building of a garage, stocking of the lake, use of the lake passes and methods to file complaints were posed and answered.

With no further business the meeting was adjourned at 2:00 PM.

Submitted by:
Sam Long, HOA Secretary