

Lakeview Estates HOA Annual Meeting 2016

The 2016 Annual Meeting of the Lakeview Estates Home Owners' Association was held on Saturday, March 19, 2016 at 1:00 PM.

Board Members in attendance were:

Kenny Hay – President
Jeannie Hale – Vice President
Barbara Cochran – Treasurer
Estelle Lyons – Secretary
Jeff Kaspar – Board Member

There were 24 residents in attendance, besides the Board Members.

Meeting was called to Order at 1:10 PM.

Kenny Hay opened the meeting with a welcome message, specifically welcoming the new residents of Lakeview Estates. We went around the room and everyone introduced themselves mentioning their closest neighbors and where they live.

Kenny gave a brief history of the HOA's four years since the neighborhood took it over from the builder. He asked all present to consider serving on the Board.

He then briefly went over the agenda for the meeting.

Minutes of the last annual meeting were read by Estelle Lyons. Kenny called for a motion to accept the minutes as read. It was so motioned, seconded, and approved.

Barbara Cochran read through the 2015 Financial Report, mentioning that there were some copies available to anyone who may want one, and reminded everyone they are posted on the website. Included in the report were special thanks to residents who had donated time and money to the neighborhood enabling us to accomplish much more than if we were operating on dues alone. Kenny called for a motion to accept the minutes as read. It was so motioned, seconded, and approved.

For the benefit of new residents Kenny went over the insurance premium in the financials report to explain that it is a liability insurance policy for the protection of the Board as well as all the residents. He then went over the budget for the 2016 year. It is also available on the website.

Kenny then went over the 2015 Accomplishments which included:

- The land deal for the Common Area. Originally we had .40 acre and after the agreement with Mr. Heller now have 1.44 acres and a much more appropriate use of the area. We now have street lights giving us added security, new neighbors building, and have seen less loitering.
- Common Ground improvements include: pipe installed for water drainage, surface for the drive to and including the boat launch area, general clean-up and clearing of brush/trees, and the anticipation of a dock.
- Landscaping at the front entrance has made a huge difference in the overall appearance of the neighborhood. Special thanks to Peggy Roberts and the Landscape Committee and all the work they have done, much of which is out of pocket and many volunteer hours of labor. Maintenance and new trees lining the entrance kept them busy this year.
- Lake Committee is still a one-man undertaking for the most part. Special thanks to Steve Gryglewski for all his hard work and out of pocket donations. More than a few members had dish stories to tell. A call for help and assistance for Steve, anyone who is interested in helping, please contact Steve.

The voting for the Board of Directors commenced with the passing out of the ballot. We currently have 5 members. Previously, we had 7 members, two who have resigned. Another appeal to the residents to volunteer to be part of the Board added two new names to the ballot. Lew Decker and Peter Logan. Twenty-one ballots were collected. Unanimously the current board was re-elected as well as the two new members, bringing us back to the preferred number of 7 members. The Board will meet at a later date to officially decide who holds which offices among the Board Members.

There was discussion regarding Dues and the fact that some neighbors have not paid. Some have never paid since the Residents took over the HOA. This being the fifth year, dues which have never been paid brings their invoice to \$540.00 with late penalties imposed. After the grace period, in June 2016, any residents in arrears \$540 will have a lien placed on their property in accordance with the CC&Rs.

New Business was discussed as a resident suggested we raise the Annual Dues (10% as allowed by the CC&Rs without having to put to a vote by all) to help off-set some of our future expenses as well as fund new projects without having to impose a special assessment or asking for donations. Everyone seemed in agreement so it was brought up as a formal vote. For the year 2017 annual dues will be \$110 per year, per lot. It was so motioned, seconded, and vote unanimously to pass.

Some general discussion and Q&A took place:

Q: Do we need fishing licenses?

A: Yes, and they have been known to check.

Q: Is everyone familiar with the Nextdoor website?

A: It is used for communication to all. As well as being posted on the sign at the entrance/exit and on the Lakeview.com website.

Q: What is access to the dam, as people are building in the last few lots, for repair and maintenance?

A: There are easements along all property lines for lake access.

Q: Will the dock be covered by the existing insurance policy?

A: Yes

Q: Are the streets maintained by the county and will they be doing a final coat as building is almost completed throughout?

A: They are County and the final coat is done. Any repairs needed, can be called into the county.

Q: There are many nesting water fowl. Can we remind our families to tread carefully and not upset or scare them? Remind them to respect the nature.

With no further discussion, the meeting was called to a close. It was so motioned, seconded, and approved. The meeting adjourned at 2:10. PM.