

**LCPOA MEETING MINUTES
FEBRUARY 23, 2015 – 7:00 P.M.**

Board Members in Attendance: Bob Callison, Tim O'Neil, Coleen Crampton, Ron Phelps, Robin Schoeck, Scott Dukate, Dennis Blain, John Gosinski

Board Members Absent: Paul Bates

OPEN DISCUSSION:

Bill Elsesser – Riveria Shores – Bill asked when the fishing study reports were due to be completed. Bob Callison stated it should be sometime in the spring. Bill also questioned why the sewer was plugged in the office. It was explained that due to the frost level from the extreme cold temperatures along with the sewer line going under the sidewalk it had frozen. It is to be repaired in the morning. In a final item, Bill stated he would like to see if the board would consider installing boulders along the seawall at Riveria Park to help stop the bathtub effect in the cove – he was told it would be taken under consideration.

Dave Stout – Holiday Shores II – Dave commented that seasonal folks should be reminded to turn off their water during the winter months to help prevent home damage from frozen pipes

John Ponagai – Fletcher Shores – John presented the board with a petition that included 11 signatures. This petition protested changing the deeded restrictions. Bob explained we are in the beginning stages and that John A. Dale will talk about it later in the meeting as he is the committee chair.

OFFICERS REPORTS:

President – None

Vice President – None

Secretary – Coleen Crampton asked for approval for the regular and executive meeting minutes of January 26, 2015. Robin Schoeck motioned to approve with a 2nd from Tim O'Neil. All in favor – motion carried.

Treasurer – Ron Phelps reported that the budget is within its limits. The decals were ordered for 2015. Ron also stated that Ron Eaton will start the annual audit within the next 3 days. Motion made by Dennis Blain with 2nd by Coleen Crampton to approve. All in favor – motion carried.

OPERATIONS REPORTS:

Dam Inspection:

- Robin Schoeck reported the dam wasn't inspected due to the weather.
- John Gosinski stated that he will meet with SME sometime in April for the 5 year inspection.
- Dave Stout inquired what would happen if there was a failure in the dam – it was explained that we have insurance to cover that.

Complaints/ Comments/Communications:

- None

COMMITTEE REPORTS:

Building Control Committee:

- One new house was approved.

Deeded Restriction Committee:

- John A. Dale stated that the petitions that were submitted from John Ponagai were unusual since no changes have been presented to the members at this time.
- Before changing any deeded restrictions the committee has to address the voting process.
- The committee members met with the President of the Lake LeAnn Property Owners Association regarding their learnings from trying to change their restrictions.
- The committee has lost 4 members and is trying to replace them. Bayview Shores has an alternate representative with no standing member, Holiday Shores I has no representative and Holiday Shores II has only one member.
- Dave Stout, a member of the committee reported that until the voting structure is resolved, nothing else will be discussed.

MISCELLANEOUS:

Lakes and Home Tour:

- Jennifer Scanlon thanked the board for allowing the Brooklyn Chamber of Commerce to host the Lake and Home tour last year. She asked if the board would allow it again this year on July 11th & 12th.
- John E. Dale spoke up saying he felt that advertising during this event would be a violation of the Deeded Restrictions.
- After further discussion the board came up with a tentative agreement asking members of the Chamber to bring more details to the March meeting. At that time, any final adjustments will be made. A motion was made by Tim O'Neil with a 2nd by Scott Dukate. All in favor, motion carried.

Cement City Road Home:

- An eMail offer was received on February 5th.
- The offer was for \$136,000 with the board picking up the balance of the sewer cost.
- After discussion it was decided that we would ask the prospective buyers for a formal offer within the next 7 days. This offer would require \$2,000 in earnest money.
- Motioned by Robin Schoeck with a 2nd from Ron Phelps. All in favor, motion carried.

Lake Security:

- Ice fishing – we didn't hear anything back from Todd Wanty regarding the notices he and the others were going to be placing on cars that weren't owned by association members.
- The security company reported that the patrolling went well and basically was uneventful. Six people who were non-members were asked to leave.

Client Advisory from Makower Abbate PLLC:

- Bob Callison asked for approval to contact Doug Alexander in regards to the following:

1. Informing Doug Alexander that Harry Breniser is no longer on the board and should be paying personally for any advice he may call for.
2. After some discussion about the Client Advisory letter, Bob reported that the changes don't apply to our association due in part because we hold an annual meeting.
3. John A. Dale spoke up adding that the deeded restrictions committee needs some guidance from Doug on how to address some of their voting questions.

Scott Dukate wanted the Board to know that there is a group of members who would like to form a new Activities Committee and would like to be added that to next month's agenda.

Adjourn:

Motion made by Robin Schoeck to adjourn at 8:27 PM with a 2nd from Dennis Blain. Motion carried.