

Lake Shadows Civic League Monthly Board Meeting

Crosby Community Center

July 18, 2017

ATTENDING: Letha Whittredge Richard Prince Patsy Hoover
 Barbara Sander Jodi Lamb Gaye Don Minchew

Letha **called the meeting to order** at 7:00 p.m.

Patsy moved that we approve the **Minutes from May** as written. Barbara seconded. It was voted and passed.

Barbara moved that we approve the **Minutes from the June meeting** as written. Patsy seconded. It was voted and passed.

Barbara gave the **Financial Report and Bookkeeper Report**. Operation expenses were reviewed to-date. Past due accounts continue to be collected. Richard made a motion that we accept the reports as given. Jodi seconded. It was voted and passed.

Richard gave the **Architectural Report**. For the last two months 1 shed, 2 carports a fence and 3 new homes (1 is almost completed and 2 have not started construction yet) have been approved. There are 2 fences and 1 shed pending as of tonight. Barbara moved that we approve the Architectural Report as given. Jodi seconded. It was voted and passed.

Patsy gave the **Deed Restriction Committee Report**. We had voted and passed via email to amend the deed restriction enforcement procedures. Richard made a motion that we amend the Deed Restriction Enforcement Procedures as written. Patsy seconded. It was voted and passed.

There is no update on an email address for deed restriction committee. Patsy will follow up.

The search for an Attorney is continuing. There was some discussion about the final step in the procedures. There was a lot of discussion about past and current deed restriction enforcement procedures. We will wait until we talk to the lawyer to determine what the last step of the process will be.

There was a question concerning the property code update. Barbara does have the latest version of the book and we do reference this version to remain up-to-date.

There was a discussion about filing liens on properties that are behind in their Maintenance Dues. Our experience is when undeveloped properties go to auction some purchasers argue that they do not owe the monies because they were not aware of the lien. Barbara will research the minimum amount required before a lien is filed. We will revisit this at the next Monthly Meeting.

Richard made a motion that we approve the Deed Restriction Committee Report as given. Patsy seconded. It was voted and passed.

Jerry is not in attendance to give the **Maintenance Report**. Barbara gave us an update on the pool. We had a volunteer that worked on the pool for about a week. The issues continued and Cryer was call in. They found an issue on one of the pumps and one of the filters.. We are running on 1 pump and 1 filter until they can be fixed. This is the reason it has taken so long to get the pool ready again. The pool opened yesterday, Monday. She is meeting Cryer in the morning in regard to repairs. The parts take a week to get because the equipment is so old. Patsy moved that we accept the Pool Report as given. Richard seconded. It was voted and passed.

Bylaws and Deed Restriction Update Committee – The Bylaws update has been approved and a final copy will be typed to file. The old Deed Restrictions have been retyped. Barbara continues to research the changes. The plan is to send the amended deed restrictions to the property owners with the changes highlighted. We anticipate that to be a year or more away at this point.

There was a question about the changes by section. Sections 1-3, 4, 5 and 6 are separate filed deed restrictions. Are we going to group them all together? Research continues on all these issues.

Patsy moved we accepted the Bylaws and Deed Restriction Update Committee Report as given. Barbara seconded. It was voted and passed.

Last month we voted to raise the Maintenance Fees in sections 1-5 by 4 mils per square foot for the year 2017. The Directors in attendance at the June Meeting (Letha Whittredge, Jerry Boring, Patsy Hoover, Barbara Sander and Joanna Stewart) voted in favor. At this meeting

Richard Prince, Gaye Don Minchew and Jodi Lamb voted yes to motion. This gives us a unanimous consensus of the Board of Directors.

Barbara presented a rough draft of a letter that will be sent to the property owners in regard to the raise in Maintenance Fees for our review.

There was a question as to the legality of raising the fees. We solicited the opinion of two lawyers. Both Lawyers advised that the Board had the authority to raise the fees as needed as long as the increase is not above the limit of 4 mils/sq. ft.

There was a discussion on the Deed Restriction wording. The actual Filed Deed Restriction need to be put on the website not the combined copy on the website now. Letha will follow up on that.

We reviewed the time that the pavilion/park is available for rental. Currently it is limited to 11:00 p.m. Barbara made a motion that we change the pavilion/park rental hours from 11:00 p.m. to 8:30 p.m. Sunday through Thursday and 10:00 p.m. Friday and Saturday. Patsy seconded the motion. It was voted and passed.

It was brought to our attention that recently there were people still in the pool after dark. The Monitor and Lifeguard were reinstructed to close the pool before dark.

We discussed a request for refund of pool pass costs. We decided to review this at the end of the summer. We discussed options for more hours open.

We discussed the grass at the park. The grass has not been mowed lately. It was decided to solicit bids for the mowing contract. Jodi will solicit these bids and bring them to the next meeting.

There is no progress getting a rental calendar on the website.

We discussed issues with people playing war games at the park. We reviewed a video and decided to make sure this activity was stopped.

There were no public comments.

Patsy moved we adjourn. Gaye Don seconded it. It was voted and passed.