

2/1993 P1

LOCH LOMOND PROPERTY OWNERS ASSOCIATION
Monthly Meeting February 2, 1993

The Board of Directors meeting was called to order by President Bud Colbert at 8:10 P.M.

L.L.P.O.A. TREASURER'S REPORT
February 2, 1993

CASH:	Beginning Balance	10/31/92	\$ 19,073.48
	Deposits	2,585.00	
	Interest	90.77	
	Expenses:	9,976.99	
	Ending Balance	1/31/93	\$ 11,772.26

EXPENSES FOR Nov. Dec. Jan.

Association Expenses	1,470.45
South Beach	1,741.39
North Beach	1,187.34
Water Safety	211.05
Dam and Spillway	2,012.00
Lake Maintenance & Spraying	80.00
Security	1,464.00
Fences	250.00
Membership	798.00
Legal Fees	127.50
Taxes	635.26

Total Expenses \$ 9,976.99

A question was raised about what services are included in the security bill, Bud Colbert responded with a description of those services. Another question was asked if the State would erect a guard rail along Route 45 near the Dam area. Bud explained the State indicated it would not put a guard rail in if the rail itself presented as much or more of a hazard than the incident of a vehicle going off the road there. Such appears to be the case now. A guard rail may be considered in the future when the road is widened or straightened. The Treasurer's report was accepted as presented.

MEMBERSHIP: To date we have received 1992 dues payments from 505 members, This is 85% of the possible membership of homeowners. Linda will be mailing out the 1993 dues bills shortly. She has found a way to reduce the cost of postage for mailing the minutes. Several dues payments have already been received from enthusiastic members even before the bills have been mailed. Linda requests help from directors on letting her know of houses for sale and move-ins and move-outs, so dues collection can be ensured. Jeff Hayes our new legal counsel is looking further into dues payment ramifications such as foreclosures. Bud added the percent of collection of dues is steadily increasing over the years.

NORTH BEACH: Bob Fleming reported all is in order. No present concerns.

SOUTH BEACH: No concerns at this point.

WATER SAFETY: The chairpersons are working on letters for hiring guards for

NEW BUSINESS Brian Taylor distributed a draft of the language for the proposed amendment of the By-Laws. He explained the rationale for the change. There are several hundred thousand dollars owed in back dues. Currently only 86 % of the residents are fully paid up. In examining the law, it appears the Association has the right to charge dues, assess an interest charge on unpaid dues and place a lien on property after dues are not paid within a reasonable amount of time. This is in essence what the amendment will define. (Please see the draft of the proposed amendment attached to these minutes.) He discussed the changes in the language of the by-law. A question from the audience asked if it was retroactive to 1983 when the amnesty was made. Brian replied yes, that is the intent if the home owner omits paying dues for two years hence or any two years in the future. He indicated the Board would be willing to work with a home owner who owed back to 1983. Another question inquired does the Board need to have a court order to make this valid. Brian explained that if an official challenge was presented, then the Association would present its justification to the court. We feel we have the justification to present if needed. Bud added when the amnesty program was instituted, it was reported there would be several challenges; there were never any made. Another question was should the interest be tied to a variable rather than a fixed rate of interest? Brian said it was considered but was decided against. Jeff Hayes cited it is really a state statutory amount at the 5%. The question of will the owner be notified in writing that the lien will be made was responded to as yes, the procedure is to send certified or registered mail. Claire Shiels moved that the presented change in the by-laws be accepted. This was seconded by Don Ferkin. By a show of hands it was unanimous. Nine people by a show of hands had proxies from other residents. A total of 61 written proxies were handed in. Motion passed.

AUDIT COMMITTEE REPORT The report was submitted in writing by Jim Gavin, Mary Helen Allison, and Dave Kadish and presented by Linda Klink. They reported the records were examined and reviewed and appear to represent fairly the financial transactions of the Association this past year. A motion to accept the auditors report was made by Charlie Wells and seconded by Judy Jones. Motion carried.

NOMINATING COMMITTEE Claire Shiels reported all current officers are willing to serve in the same capacity as the past year and therefore the nominations are: Bud Colbert, president; Brian Taylor, vice-president; Linda Klink, treasurer; Paul Repke, secretary. She asked if there were any nominations from the floor. Hearing none, Bud asked for a motion to close the nominations and to accept the slate as presented. Charlie Wells so moved and Erich Radakovitz seconded. It was approved unanimously. There was a motion for a standing ovation for the past officers and directors. The motion was followed by the standing ovation with Bud Colbert expressing the thanks on behalf of all the officers and directors.

BUDGET Bud pointed out two budgets were prepared, one with the installation of drinking fountains and showers at the beaches at a cost of \$5,000 and one budget without that item. No one was opposed to including the \$5,000 item, so that was the budget Bud reviewed for the audience. The budget sheet presented showed the actual costs for 1993 and the proposed budget figures for 1994. Several questions such as further dredging, combining maintenance of both beaches possibly reducing costs; the showers possibly increasing costs due to over use; cost of lake spraying; showers being too cold to be functional; etc. All questions seemed to be answered satisfactorily. A motion to accept the presented budget was made by Mike Gustafson and seconded by Amy Andrejek. There was unanimous approval.

The meeting was adjourned at 5:56 P.M.

Respectfully submitted: Paul W. Repke, Secretary

The next meeting will be February 1, 1994 at 8:00 p.m. at the Fremont Public Library.