

**Lake Shadows Civic League Monthly Board Meeting Minutes**

Crosby Community Center

March 20, 2018

ATTENDING:        Letha Whittredge     Barbara Sander     Joanna Stewart  
                         Ed Lentz                    Patsy Hoover        Jodi Lamb  
                         Eddie Lentz             Juan Ochoa           Sarah Harvey

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

Myra lead us in Prayer acknowledging the loss of our residents this year.

Barbara made a motion that we accept Eddie Lentz, Juan Ochoa and Sarah Harvey to fill the vacant positions on the board until their terms are up. Joanna seconded the motion. It was voted and passed.

We reviewed the **minutes from November 2017 and February 2018** that were given in handouts. Barbara made a motion that we accept the minutes for November 2017 and February 2018 as presented. Jody seconded. It was voted and passed.

Patsy made a motion that the incoming board members be placed as follows Eddie and Juan go into the positions coming up in 2019 for reelections and Sarah be placed in the position coming up for reelection in 2018. Eddie and Juan have taking on long term responsibilities. Jodi seconded. It was voted and passed.

The open seat for reelection in 2017 is not the Vice President position. There was some discussion about what position were to come up for reelection and that they should be by position not by person per our bylaws. Patsy will review this and send a determination to Board Members tomorrow.

Patsy moved that we table this motion to place the incoming board members until we can verify election years. Eddie seconded. It was voted and passed.

**Barbara gave the Financial/Bookkeeping report.** Patsy made a motion that we approve the Financial/bookkeeping report as given. Joanna seconded. It was voted and passed.

Tommy Kynard gave the Architectural Report. Approvals were given for a solar panel installation, patio extension, small room extension, small driveway, and a storage

building. Barbara made a motion that we approve the Architectural report as given. It was seconded voted and passed.

Patsy gave the **Deed Restriction Committee Report**. We sent out 11 first letters, 3 second letters and 1 third letter this month. Some previous violations were given extensions. Eddie made a motion to approve the Deed Restriction Committee Report as given. Barbara seconded and it was voted and passed.

Eddie gave the **Maintenance Committee report**. Some repairs were made at the boat ramp. The leak was not addressed at the pool house but the water is off at this time. The repair will be made before the Easter Party. Barbara made a motion we accept the Maintenance Report as given. Patsy seconded. It was voted and passed.

Letha gave the **Nomination Committee** report. There are 3 people on the nominating committee.

We now have a **deed restriction email address** that has been added to the violation letters. Ed and Patsy will police this email address. Letha will have that email address and the minutes put on the website.

Three **Liens** were filed today the **bylaws** were filed today also. The bylaws will be put on the website when they are received.

Juan will be handling the **ACC compliance**. He will update the procedures and make sure they are following the current law.

There was some discussion about the **guidelines for metal buildings**, outer buildings and garages. We need to establish guidelines for metal buildings in the neighborhood. Barbara will gather information to take to an attorney for advice on this issue.

Letha presented the budget for 2018. It was voted and passed.

**Easter Party** is on March 31, 2018 at 2:00 p.m. Sarah is organizing the event. There will be games and activities. Sarah brought us up to date on the plans. Sarah asked the board to put \$100 into the Easter party. Notice will be posted on our Foley road sign. Barbara made a motion that we budget \$100 to the Easter party from our events budget. Patsy seconded. It was voted and passed.

The **annual meeting** is at 1:00 on April 21, 2018. We discussed activities for kids. Eddie will look into the cost for a petting zoo. Letha will review last year's order of BBQ and decide on the amount to order. She will also place the order from Straight off the Road BBQ. We discussed the election and what has to be done. We discussed who can and cannot vote. Barbara will verify eligibility. They do have to be property owners.

We discussed sending **deed restriction violations** that are not being resolved to a Lawyer. At this time we have no Lawyer because of problems with communications. Barbara will follow up with the lawyer.

**Capital Expenditures for 2018** were discussed. We got 2 bids from contractors that could handle the complete job including what was found to be issues after the concrete was removed. Troy recommended we raise the j-boxes for the lighting because we cannot seal them and they fill with water. We also need to fix the wiring in the pool house. Troy said the electrical wiring in the pool house gets eaten up within 6 months. We decided to go with Mr. Torres. He has worked on the pool previously. Barbara made a motion that we accept the bid from Torres Tile and Coping and that we move forward with the repairs of the pool. Jodi seconded. It was voted and passed. We discussed new playground equipment and its possible location. It was decided that we have to put a pad down if we get the new swing set. We can put sand down this year and consider bordering next year. A 16 ft. lowboy will fit to haul the sand into the swing set. Barbara made a motion that we approve we spend \$4000 to purchase the swing set, sand and concrete to set the posts getting as much done for the money as we can. Patsy seconded. It was voted and passed. We will hold off on purchasing the dome climber until we get the swing set in place.

Question from public: What are we going to do with the pool house? We need to get our figures for costs together before we can address this.

**Regarding the letter that was presented to the board** at the last meeting: It was given to the board but addressed to a property owner in her individual capacity. The letter was not authorized or paid for by the board. The board has no attorney client relationship with the attorney or the firm. There was some discussion regarding this letter. Patsy made a motion we call the meeting back to order. Eddie seconded. It was voted and passed.

Question from the public: Are you going to put the dues back to the way it was? No we did our due diligence. Discussion followed.

Question from the public: Why did you go to an attorney that did not specialize in HOA. There was discussion regarding this lawyer's qualifications.

**Response to the question that our minutes stated we are raising fees for the year 2017** when actually we raised fees for the year 2018. Patsy read quotes from the recorded minutes. There was some discussion. Do we need to change the minutes for this vote? No we will save the quotes for further reference. Barbara made a motion that we attach these quotes to the minutes from the meeting; it was seconded, voted and passed.

There was a question about what we intended to repair this year. On the pool, we are taking up the concrete, replacing the concrete except for the two concrete pads that are still good, repair in pool lighting, repair any leaks that are found once the concrete is up, install tile signage in the coping to bring the pool up to legal standards, and coat the new concrete. We are looking at doing the pool house repairs ourselves including plumbing and structure.

There was more discussion about the election. All current board members are going to run in the election. Patsy will reconstruct and verify the positions up for election.

Sarah will post on social media to get nominations in by 5p.m. on Friday, March 24, 2018 to the lake shadows civic league email. Letha will pass them on to the nomination committee.

Voting will be by mail or in person with an option of a proxy vote. There will be a master list that can be checked off for each vote. Mailed in votes cannot be opened prior to the meeting on April 21, 2018. This will be the first time there is an election.

The board was asked to take into consideration that there is an impending law suit when spending money.

Patsy made a motion to adjourn. Eddie seconded. It voted and passed.