

Minutes
Lake Shadows Civic League Monthly Board Meeting
Crosby Community Center
May 8, 2018

ATTENDING:	Letha Whittredge	Mike Higgins	Nora Caufield
	Troy Caufield	Patsy Hoover	Jodi Lamb
	Eddie Lentz	Juan Ochoa	Sarah Harvey

Letha called the meeting to order.

Results of the election were: Nora and Troy Caufield, and Mike Higgins were elected to the board. Jodi Lamb and Patsy Hoover were reelected to the board.

Sarah Harvey asked for her position back on the Board as Vice President. Letha said it would be addressed later in the meeting.

Myra led us in prayer.

There was some discussion about assignment of Board Members. Troy said it had been done that way for the last 13 years. Some believe that only the officers that were up for election were to be put in place. Article 6.2 of the bylaws reads "The Officers of the League shall be elected as prescribe in Section 6.1. Each Officer shall hold office until his/her successor shall have been duly elected." Discussion followed.

Patsy made a motion that Letha Whittredge by acclamation remain in the position of President. Eddie Lentz seconded. Troy, Mike and Nora voted NO. All other voted yes. It was passed.

Patsy made a motion that Eddie Lentz by acclamation remain in the position of Maintenance Committee Chairman. Jodi seconded. Troy, Mike and Nora voted NO. All others voted yes. It was passed.

Mike made a motion that Nora be Secretary. Troy seconded the motion. Patsy, Eddie, Jodi, Juan voted NO. All others voted YES . The motion did not pass.

Patsy made a motion that Juan Ochoa remain by acclamation in the position of ACC Committee Chairman. Eddie seconded the motion. Mike abstained. Troy said there was no need to vote because they were outvoted anyway. Nora says she wanted her name on the minutes as voting No. Nora told Patsy she did not know how to do minutes anyway.

Eddie Lentz made a motion to nominate Patsy Hoover as Secretary. Juan seconded. Nora, Troy, Mike voted No. All others voted yes. It was passed.

Mike made a motion that Nora serve as Treasurer. Troy seconded. It was voted and passed by all.

Letha asked for a nomination for Deed Restriction Chairman. Troy does not want to take care of Deed Restrictions. Mike does not want to do Deed Restrictions. Mike will take a couple of sections and train others. Troy nominated Jodi. Jodi does not want this position because she has a full time job and a family. Nora will do one section but not all of it. Secretary has to mail all communications. Anybody can help with Deed Restriction Enforcement. Someone said Patsy should continue to do Deed Restrictions. Patsy said she should not be carrying the entire load since we have a full board of 9 now.

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Patsy nominated Jodi for the social committee chairman. It was voted and passed.

The minutes from the April meeting were handed out. Everyone read their minutes.

Patsy asked “why can’t the President vote”. Mike stated that were supposed to run the meetings by Roberts Rules of Order. In Roberts rules of order the President can only vote to break a tie.

Someone in the audience volunteered to help with deed restrictions. Mike told him let me know when you are ready and we will go.

Patsy will send Mike the deed restrictions letters and spreadsheet. If you want the files for each address bring a memory stick and she will give them as well.

Nora asked a question about an item about giving deed restriction violations that had gone through the process yet had not been resolved to a lawyer. Letha explained the history of the attorney we had tried to get. Mike suggested we find a lawyer that will enforce and take fees as his pay not charging by the hour. Patsy explained that the violation that had not been resolved and had gone through all the process need to be given to a Lawyer. We need to follow through with our enforcement.

Patsy asked about violations that were fined for not mowing last year. Can we start the process again. There was some discussion about what lots can be contracted to be mowed and the property owner charged. Yes start the process again. There was discussion that we may be overstepping our bounds by trying to hire contractors to mow lots with homes on them. Only vacant lots that have been cleared are required to be mowed. There was a question about how you determine which lots have been cleared and which have not. Eddie read the deed restriction regarding mowing vacant lots. He advised that most law suits hinge on unequal enforcement of deed restrictions.

Letha explained liens were filed on properties that owe more than \$1000 in maintenance fees. Mike said you have to re= file the liens every 4 years. Eddie disagreed. Troy said we had first lien. Eddie said it may not be that we have any lien at all. Myra is a realtor and says homes do not close unless liens (no matter how old) are paid.

Patsy made a motion that the minutes for April 2018 be approved as written. Juan seconded. It was voted and passed. Mike abstained because he was not a board member at that time.

The financial report was given by Lynda. We are online with our budget at this time. We need to update our bank signatures to include the new Treasurer. Patsy made a motion that we accept the Bookkeeping and Financial report as given. Jodi seconded. It was voted and passed by all.

Tommy gave the ACC Report. A Fence and 3 items that received clarification at the last meeting have been approved. Juan and Tommy will make modifications to present to the board concerning metal buildings, gable ends, fencing, and door requirements for out buildings. There was some discussion regarding height of doors in out buildings and current deed restrictions including temporary driveways during construction.

Patsy made a motion that the ACC Report be approved as given. Eddie seconded. It was voted and approved by all.

Patsy gave the deed restriction report. Since the election it is hoped that someone will take on the responsibilities of enforcing the deed restrictions. Since the election she has been answering emails and phone

calls only regarding enforcement. Hopefully we will be able to start again next week. Jodi made a motion to approve the deed Restriction Committee report as given. Patsy seconded. It was voted and passed by all.

Eddie gave the Maintenance Committee Report. Letha, Linda, Eddie and Letha's daughter-in-law cleaned out the swimming pool. The contractor installing the new decking drained the pool using their pump at no charge. The pool filled for 2 days and the pumps appear not to have suffered any damage during the freeze. The chlorinator as been filled and the pumps run. New ladder bumpers were installed to prevent damage to the plaster inside of the pool. We had a report of a broken swing at the park. The swings were past their expected life. He purchased 2 new//used swings just like the old ones and 4 heavy duty swing hangers and donated them. Eddie will install them soon.

Looking forward we do have our new swing set to install. Uneven and rotten decking needs to be repaired inside the pool area. There is a gap between the new concrete and the decking that needs to be sanded level to reduce tripping hazards. We will have a work weekend to be scheduled. The swing set needs to be installed following the manufactures recommendations.

There was some discussion about the location where the swing set is to be installed. We need a 46' x 32' safety zone around this new swing set. It was decided that the safety zone requirements only allow the swing set be installed behind the pool. The existing swing set on the fort will be ok for now after the swings are repaired. Our intention has been to replace that old fort swing set combination with a nice new playground set like they have at the Crosby Park. Betty volunteered her tractor and auger to dig holes for the swing set installation. Letha purchased a new rope for deep end of the pool and a life ring. The diving board and stand have been ordered. The jig for the stand has already been set in concrete. Eddie purchased and donated the diving board. The weight limit is 250 lbs as the old jump board was. We missed the opportunity to get a slide off Craig's List t. The plumbing was installed for the slide. It has to be a left turn slide. Our insurance agent only required that the slide be not more than 7' tall. It was recommended that this slide be commercial grade by Sarah due to a recent event she witnessed where an HOA had to return a non commercial grade slide. It was stated that previously the insurance company required safety features that would not allow the kids to fall off the top of the slide.

After we pay the remaining balance for the pool decking there will be \$1,759 left of the \$40,000 we allotted for Capital expenditures. This included pool decking, overlay, new pool light installation, new swing set, new diving board and stand. We are hoping to have more income from rentals in the evenings at the pool because the lights are now working and it can be rented at night.

Patsy made a motion that we accept the Maintenance Committee report as given. Mike so moved. It was voted and passed by all.

Tommy and Juan are revising procedures for ACC Committee Enforcement. The old procedures need to be reviewed and revised to current laws. There was some discussion about enforcing these procedures.

There was a discussion about monies to hire an attorney. Mike says there used to be an attorney that would do this enforcement with no charge to the subdivision. The property owner is billed the attorney fees. Mike will look for an attorney that will only require payment from the property owners that we can use for both ACC enforcement and Deed Restriction enforcement.

We have sand in the baby pool again this year. It is suspected it may just be a result of the construction. Until the overlay is completed and dried no one can go inside the fence at the pool. There is a sign on the gate.

We assume that the Board is going to have to chip in to maintain the pool this year. Troy will be glad to train anyone that wants to know the procedures.

Lifeguard and Monitors still need to be hired. Our monitors have to be 18 and CPR certified. The lifeguards have to be 16 and Life Guard Certified. After some discussion Mike made a motion that we leave the age requirements as they are. Patsy seconded. It was voted and passed by all. Barbara was going to maintain the pool this year but was not re-elected.

There was a comment from the public that it was hoped that the environment at the pool was bad about 11 years ago and it got to the point that we could not hire anyone to work at the pool. It would be good to hire kids from the neighborhood and have the person overseeing the employees in a non-aggressive manner. The pay for the employees was increased last year and the current pay rates were discussed. We are posting on the sign that we are hiring for the pool this week.

It was discussed and decided that 2 board members should interview the monitors and life guards.

Pool opening day events were discussed. Eddie has two outdoor speakers he will donate. We can accept donations for the event. Saturday May 26 is opening day. Several in attendance volunteered to donate to this event. Jodi will organize the event. Sarah volunteered to help.

There was some discussion about Indian Shores possibly will not be able to repair their pool. Will we let Indian Shores residents use our pool and/or boat ramp this year until repairs are made to their amenities? Since there had previously been discussion about needed boat ramp repairs we might be able to trade use of their boat ramp in the future during anticipated repairs of our boat ramp. This led to a discussion of the boat ramp repairs needed. The length of the boat ramp was discussed. Previous repairs were discussed. It was noted that no permit was acquired for these repairs. It was decided that we are not in a position to let other communities use our amenities at this time.

We reviewed the cost of the pool passes. After discussion Nora made a motion to charge charge for season passes \$30 per person for the first 4 family members (\$120) and \$5 per family member for the remaining family members. Jodi seconded. It was voted and passed by all.

Sarah Harvey has asked for her position back as Vice President. Nora made a motion that she be accepted back as Vice President. Troy seconded. Letha asked if there was anyone else that would like to join the board. Richard Prince said he would like to be up on the board. It was discussed that Patsy Hoover was put back on the board when she requested. Patsy's resignation was not accepted in a meeting and was accepted back. Sarah Harvey's resignation was also not accepted in a meeting. There was some discussion and it was decided to vote for each person requesting to join the board.

Eddie and Patsy voted No. All others voted yes. The motion was passed for Sarah Harvey to rejoin the board as Vice President.

Troy asked what happened to all the black books he made years ago for the Board Members. Troy will make enough black books for the board members.

Nora asked for the books that the old treasurer had and they will be given to Nora.

There were no comments.

Patsy made a motion that we adjourn. Mike seconded. It was voted and passed.