

# Country Ridge Lake Owners Association Annual Meeting

## Board Meeting

May 15, 2016 @ 7:00 PM

- I. Members of the board in attendance: Jeff Scott, Troy Gagne, Greg Birckbichler, and Mike Livermore
- II. Discussion of payments received
  - a. 38 out of 41 payments have been received
  - b. Reminder email will be sent to the remaining houses that have not paid 2016 dues
- III. Budget/Expenses for 2016 were reviewed
  - a. Estimated Expenses
    - i. Insurance quote from Steve Tarrants office was approved for the LOA.
    - ii. Real estate taxes – Taxes were paid in 2015 for the 2015 taxes. However, they were applied to Troy Gagne’s home account and not the LOA account. This was resolved and all penalties and fees were reimbursed. Dave Price had initially paid \$251.03 to take care of taxes due and late fees (although not necessary as the fees were paid but just misapplied). The full amount was reimbursed to the Lake association. After Dave Price’s \$200.00 yearly dues were subtracted from what he paid, he is due \$53.01.
    - iii. Frank Armetta had an updated amount for Pond Treatment-Frank Armetta will be paid 104.00 to offset his personal treatment of the pond in 2015. Residents committed to pay for the pond treatment and \$304.00 was uncovered. Mr. Armetta. The \$104.00 is the difference between Mr. Armetta’s expenses and the \$200.00 owed for 2016.
    - iv. Other miscellaneous expenses were approved for mailing, other filings necessary for a bank account, and PO Box fees.
    - v. Pond Maintenance – Discussed current state of the pond. We are concerned about growth around the pond and the level of success from last year’s treatment. Been in contact with our vendor and he recommends waiting until rainy part of Spring has passed as the drainage will limit the effectiveness of another treatment. The board will follow up with a recommendation about when to treat again this year.
- IV. Miscellaneous-Discussions regarding the following areas took place...
  - i. Sterile Grass Carp – Wait until this year’s treatment and see the results
  - ii. Ongoing dredging discussions for the future. Especially around inlet areas. Need to continue to build a maintenance fund in the budget for this.
  - iii. Clean up silt in and trees
- V. Communication within the LOA
  - a. Frequent Board Meetings will be held moving forward
  - b. Email is set up: [LOA@countryridgemahomet.com](mailto:LOA@countryridgemahomet.com)
  - c. Presence on HOA site – LOA Meeting Minutes are listed <http://www.countryridgemahomet.com/bylaws--covenants---meeting-minutes.html>

