

# LGPOA - BOARD MEETING MINUTES

Wednesday, May 20, 2009

Media Center - Herbison Woods School

1. Call to Order / Roll Call:
  - A. Present: Scott Wall / Julie DeRose / Stu Shafer / Craig Benham / Doug Earle / Ken Fields / Terry Gartside / Kammy Frayre
  - B. Absent: Chadd Smith
2. Guests:
  - A. Steve Linder, The Sterling Corporation
  - B. Larry Arbanas, 1314 Sandhill / YMCA
  - C. Tim Walter, 1118 E. Geneva
  - D. Tom Antaya, 405 W. Geneva
  - E. Carolyn Texera, 413 W. Geneva
  - F. Jennifer Casey, 409 W. Geneva
  - G. Kelly Smith, 1404 Schavey Road
  - H. Janet Barberio, 1114 Schavey Road
  - I. Joseph Barberio, 1114 Schavey Road
  - J. Pat Sebrell, 1225 Alpine Drive
  - K. John Waugh, 1309 Lucerne
  - L. Dan Norberg, 1120 Sandhill
  - M. Peggy Abrams, 1314 Sandhill
  - N. Pam Nelson, 401 W. Geneva
  - O. Stuart King, 1241 Sandhill
3. Approval of Minutes of Previous Meetings
  - A. **Minutes of April 15, 2009: Motion and second to approve. Friendly amendment to modify - accepted. Motion passed.**
4. Treasurer's Report: Mike Lacharite
  - A. Mike presented and discussed the current Treasurer's Report.
5. Committee Reports
  - A. Lake Level / Water Quality: Craig Smith
    - 1) Stu indicated that PLM has treated for weeds last week, and will be introducing Muck Buster in the next few weeks to help with accumulated debris in the cove and on the north end of the lake.
    - 2) Stu indicated that the north pump was not working at the beginning of this season resulting from mice eating through electrical wires, which took awhile to find. Tim Walter, who takes care of maintaining the pumps and lake level, indicated that he first uses the west pump, then will use the north pump when necessary. These explain the discrepancy in the monthly billed electrical costs.
  - B. Building Control: Chadd Smith
    - 1) Dave Zyble: Application for approval of Seawall. Approved.
  - C. Beach / Parks: Terry Gartside
    - 1) Terry indicated that the parks are in excellent shape, and has spent about

\$5,000 of the park budget, primarily on the west parking lot and park.

D. City Liaison: Doug Earle

- 1) Doug has been trying to facilitate receiving names of new members from the City on a timely basis. Theresa has indicated that she will respond to our periodic emails. Julie indicated that she will try to coordinate this. Craig indicated that he can provide information of sales in our association that go through a real estate agent, but he would not have the information from private sales.

E. Newsletter and Information Committee: Melissa DeMong

- 1) Melissa anticipates that the newsletter will be out the first week of June. She is waiting for the last of the articles.

F. Welcoming / Neighbor Relations Committee: Julie DeRose

- 1) Julie indicated that they have had two meetings and are discussing various options. The Committee anticipates making recommendations at our next meeting.

G. Compliance Committee: Stu Shafer

- 1) Nothing to report

H. Unfinished Business

- 1) Tic Tac Toe repairs: Deferred
- 2) Caps on playground Equipment: Deferred
- 3) Path Lighting: Terry spoke with City Manager Chris Olson to determine whether the City would be interesting in providing or sharing the cost of lighting on the path located between East and West Geneva Drives on the north end of the lake. Mr. Olson indicated the City would look at any proposals the Board may have. Terry presented estimates for the Board to review. Stu indicated that the Board has no authorized installing lighting, only to determine the City's position. This issue was when a woman, who is not a member of the Association, inquired whether the Association would put in lighting. Scott Wall requested Doug Earle to determine overall interest level of the City in installation of the lighting.
- 4) North End Lake Clean Up: Terry obtained several estimates to clean accumulated underwater debris on the north end of the lake, and proposed that the Board consider contributing some amount to the clean up, if requested by the affected members. This issue will be discussed in greater detail at the next meeting.
- 5) Tree Removal: There are two trees that will be removed from the North End of the lake.
- 6) River Pump Removal: Tim Walter and Terry obtained a number of estimates to remove the remaining River Pump structure and relocated the electrical box that feeds the north pump. **Motion and second to accept the proposal from Layne-Northern for removal of the pump and Capital City Electric to relocate the electrical box. Motion passed.** The coordination of the removal and relocation is assigned to the Lake Committee, which has the authority to obtain and accept additional proposals, if within same price parameters, if time permits. In order to

remove the pump, Layne-Norther will be using a member's driveway, and expects that the weight of the equipment will cause significant damage. The member indicates he is replacing his driveway, and, therefore, has no objection to the expected use and damage. Scott suggested that we get a written release from the member.

- 7) Shed Litigation Update: As a result of Riverwood, Geneva Shores, and Chateau Shores subdivisions recently modifying their Building and Use Restrictions, the litigation was dismissed. Judge Tahvonen ruled that the modifications take immediate effect. Motion for the Board to meet with its attorney to discuss appellate options. No second. Motion and second for special meeting to discuss the status of the litigation. Passed.
- 8) Candy Cane Park: There will be further discussions regarding possible redevelopment of the park.
- 9) Repairs to Overflow: Deferred.

6. New Business

A. Steve Linder / Sterling Corporation

- 1) BURRAC met with Mr. Linder to discuss a possible survey Association-wide seeking information from all members to help make recommendations to modify the existing Building and Use Restrictions. Mr. Linder indicated that the Sterling Corporation performs many types of polling services, which include both the type to influence opinion, as well as neutral, impartial surveys. Mr. Linder indicated that his corporation would do an impartial polling of all subdivisions designed to elicit information from all members, and not to influence opinion. Mr. Linder would design the survey with input and approval from BURRAC, distribute the survey with appropriate follow up seeking the highest possible rate of participation, compile, and report the results, and participating in a public forum, if appropriate, to help explain the process and results. The estimated cost would be \$8,500, but would look for way to reduce that amount.
- 2) Stu indicated that the membership requested the appointment of an advisory committee to review the Building and Use Restrictions for each of our 9 separate subdivisions, and make recommendations regarding possible changes. The Board appointed BURRAC, which has done significant work in reviewing and comparing the similarities and differences in each of the Building and Use Restrictions, then comparing those with the City of DeWitt Ordinances. Stu believes an impartial survey is essential at this stage of BURRAC's work in order to make appropriate recommendations; otherwise, BURRAC would just be guessing as to what the majority of members in each subdivision really want.
- 3) Motion and second for Board to authorize up to \$8,000 for a survey. Motion and second to table until the next meeting. Motion to Table passed.

B. Larry Arbanas / YMCA Canoe Camp:

- 1) Mr. Arbanas, an Association member, requested that the YMCA Canoe Club be permitted to use our lake June 8, 2009 from 9:a.m. to noon or 1:00 p.m. Mr. Abrams is a volunteer teaching this class. The class would consist of 12 students ages 8-12. The YMCA has already prepared a brochure and advertised the class, not understanding that this is a private lake. YMCA employee, Lisa, indicated that the students would be transported to and from the lake by the YMCA. Lisa indicated that the YMCA has insurance to cover any mishaps and provided coverage details. Doug Earle raised a number of concerns, including liability, allowing non-members use of the lake, allowing members commercial use of the lake, and setting a precedent. Motion and second to permit the YMCA to use the lake this year only for the YMCA Canoe Camp. Passed. Motion and second for Board to discuss the concerns raised, and to set a policy. Passed.
7. Member Comments
  - A. Joe Barberio: Would like the Newsletter to reflect all sides of issues.
  - B. Janet Barberio: Would like the Newsletter to indicate the results of the shed litigation.
  - C. John Waugh: Would like the Board to consider not authorizing an independent survey.
  - D. Pat Sebrell: Questioned why the board would spend money on a survey after 3 subdivisions, consisting of 50% of our members, have modified their Building and Use Restrictions.
  - E. Announcements: None
8. Adjourn: Motion and second to adjourn. Passed.

Approved June 17, 2009

/s/ Stu Shafer, Sec