

LGPOA - BOARD MEETING MINUTES

Wednesday, February 18, 2009

1. Call to Order / Roll Call:
 - A. Present: Kathryn Thelen / Stu Shafer / Chadd Smith / Terry Gartside / Doug Earle / Craig Benham / Ken Fields
 - B. Excused Absence: Dave Zyble
2. Guests:
 - A. John and Mary Waugh, Jim and Liz Sigmon, Steve Schafer, James and Pat Sebrell, Mike Powers, Dale & Debra Lauermann, Janet & Joe Barberio, Howard Schooltz, Stuart King, Melissa DeMong-Shafer, Kendra Thelen, and Katelyn Jenkins.
3. Approval of Minutes of Previous Meetings
 - A. Motion to approve Board Minutes of January 21, 2009. Approved.
4. Treasurer's Report: Chadd Smith
 - A. Chadd presented financial documents provided by Asst Treas Mike Lacharite, who was not available for the meeting. John Waugh indicated a possible discrepancy between the cash and account receivables for 2009, which will be communicated to Mr. Lacharite. Stu indicated that the electricity for the north pump is still an estimate. Consumer Energy did not have keys for the north pump. New keys were provided to them, but it may be some time before they get an accurate reading. It is expected that the amount owed will be significantly more than the estimate.
5. Committee Reports
 - A. Lake Level / Water Quality: Craig Benham
 - 1) Stu indicated that PLM obtained our weed control permit from the DEQ earlier this month.
 - B. Building Control: Stu Shafer
 - 1) Ron & Mary Roush, 505 E. Geneva are requesting approval to replace a picket fence with vinyl materials. The footprint will not extend as far in the back, but will otherwise be the same. Motion: Stu to drive by. If existing fence complies with the Building and Use Restrictions, and if dues are current, then to approve. Stu may report by email, and, if appropriate, approval by email will be ratified at the next Board Meeting.
 - C. Beach / Parks: Terry Gartside
 - 1) Terry again discussed his intended procedure to distribute new keys.
 - 2) Terry presented cost estimate to obtain new keys. There was discussion regarding restricted / unrestricted keys. Stu indicated that he was easily able to obtain a copy of a restricted key; therefore, the additional cost for restricted keys may be a waste.
 - a) Motion: Terry permitted to either have the existing locks re-keyed or obtain new locks, whichever is more cost effective, should purchase 100 new unrestricted keys, and new chains, if necessary. Motion passed. \
 - 3) Terry would like the Board to consider obtaining a sign asking members to

rake leaves and debris from the beach.

D. City Liaison: Dan Skorich

- 1) Nothing to report

E. Newsletter and Information Committee: Melissa DeMong

- 1) Stu indicated that the Newsletter should be going out next week.

F. Welcoming Committee: Barb Hamm

- 1) Nothing to report

G. Compliance Committee: Doug Earle

- 1) Doug reported that the Compliance Committee met Monday, February 16, 2009.
- 2) Complaints have been made about a fence not in compliance with the Building and Use Restrictions. The Committee deferred the issue until more information was obtained.
- 3) Unpaid Dues: Several years ago, there was strong consensus at an Annual Meeting to aggressively try to collect unpaid dues, and to use a collection agency, if necessary. Last year, the Board experimented by using a collection agency limited to writing 5 letters. Additionally, the Board files a lien against the property if dues are unpaid for two years or more. The Board has never filed a lawsuit or tried to foreclose on property; however, when the property is sold or refinanced, the Association gets paid. In the event that the member files bankruptcy and/or the house is foreclosed by the lender, the Board is unable to collect. The Committee recommended to the Board that we continue to file liens against the property after two years if dues remain unpaid, and to turn the account over to a collection agency after 3 years in August, which will ensure that current dues are included in the collection effort. If the accounts are turned over to a collection agency, the Board will receive 50% of the amounts collected. Stu recommended that a decision be deferred until later this year since no decision need be made until at least August. Dues notices are normally sent in March of each year followed by at least two more notices if the dues have not been paid. In the past, the Board, in addition to sending 3 notices, has attempted to collect unpaid dues by making "soft" telephone calls to members, and by agreeing to payment plans.

H. BURRAC: Stu Shafer

- 1) The Committee met Tuesday, February 17, 2009. John Waugh indicated that Geneva Shores modified their Building and Use Restrictions, and filed with the Register of Deeds. Additionally, John indicated that Riverwood had enough signatures to modify their Building and Use Restrictions, and intended to file with the Register of Deeds soon. The Committee determined that it could not be constructive until it receives copies of the filed modifications.
- 2) The Committee had intended to hold two public forums, tentatively scheduled for May and June, and to conduct an Association wide survey, prepared and handled by an independent professional, then to make its recommendations to the Board.

6. Unfinished Business
 - A. Candy Cane Park: The Board is waiting until Dan Norberg has an opportunity to locate the survey stakes. Then the Board will do a walk through to distinguish Candy Cane Park from private property. The Board will consider getting estimates to bring the property back into usable space, and to request input from the surrounding members and the association whether to re-establish the park.
 - B. Insurance: Doug Earle talked to our insurance agent, Doug Twiss. Mr. Twiss offered to meet with the Board to review and discuss our policies and other issues, including, liability riders for individual members, and periodic reviews and bids. in detail all or our policies
7. New Business
 - A. River Pump: A complaint was made that the remaining steel frame that supported the river pump is a nuisance. Stu indicated that several years ago, the Board had the pump removed, but the steel frame remained, which was surrounded by a cyclone fence. In order to access the frame, it would be necessary to climb over or around the fence. It was agreed that the Board would obtain estimates to remove it.
 - B. Geneva Shores and Riverwood: John Waugh indicated that Geneva Shores has modified their Building and Use Restrictions, which were filed with the Register of Deeds, and that Riverwood has enough signatures to modify its Building and Use Restrictions, which he expects will be filed shortly.
8. Member Comments
 - A. John Waugh:
 - 1) Dues: John indicates that he cannot find the 2005 Annual Meeting Minutes, which would discuss the increase of dues. John asked the Board to consider a dues reduction.
 - 2) Party: John suggested that the Board consider sponsoring one or more parties during good weather to foster good relations among the membership.
 - 3) Ballots: John suggested that the Board be sure that there are sufficient ballots at the Annual Meeting. John commented that at the last Annual Meeting there were insufficient ballots, which resulted in several ineligible people voting.
 - 4) Board Appointments: John suggested that the Board appointments should be made at the normal Board meetings rather than at Special Board Meetings. John pointed out that Riverwood and other subdivisions are under-represented on the Board.
 - B. Pat Sebrell: Inquired about the current Bylaws.
 - C. Stuart King
 - 1) Inquired whether the current Bylaws are on the website.
 - 2) Inquired about possible proxy and absentee voting.
 - 3) Inquired whether the litigation would be dismissed as a result of Geneva Shores and Riverwood modifying their Building and Use Restrictions.
 - D. Dale Lauermann
 - 1) Inquired about loading dock keys.

- E. Debra Lauermann
 - 1) Commented that she has not seen signs posted at the Beach indicating that weed treatment had occurred. Stu indicated that PLM posts signs in each backyard and at each beach immediately after a treatment. Melissa DeMong-Shafer suggested we put up caution tape around the beach for the day of treatment. Stu indicated he would ask PLM if they can do that; otherwise, the Board can do it.
- F. Howard Schooltz
 - 1) Asked for a copy of Judge Tahvonen's opinion. Stu asked that he email him, and a copy will be provided.
- G. Joe Barberio
 - 1) Inquired about an obstruction on the easement to Candy Cane Park. Stu indicated that Mr. Perry, who abuts the easement on the south, was given a license by the Board about 15 years ago to use and maintain the easement. The Board retains the right to use the easement, and, if Candy Cane Park is re-established, the obstruction will be removed. Members are free to use the easement, and walk back to the Candy Cane Park area.
- 9. Adjourn
 - A. Meeting adjourned at 9:05 p.m.

Approved March 18, 2009

/s/: Stuart R. Shafer, Sec