

Lake LeAnn Property Owner's Association
Regular Board of Directors Meeting Minutes
Somerset Center Community Room
March 24, 2010

Call to order by 1st Vice President Mike Bohnet at 7:02pm.

Roll Call: Martin Seitz, Brad Bjorling, Cathy Longo, Bill Wehrwein, Lori Coyle, Mike Cook, Mike Leach, Rick Lobliner, Betty Woods, Mike Bohnet, Debbie Pelmeear, Marie Milbourne, Dave Wagner, Charlie Scouten

Absent: Maureen Butrico

Guests as Signed: Ray York – Grand View

Open Forum: Ray York – commended the Maintenance Committee for replacing the bales of hay at Father Richard Park.

After adding the New Office Committee under committee reports and Lake Treatment prepay under new business, Coyle motioned to approve the agenda as amended with support from Seitz. Motion carried. Coyle motioned to approve the February 24, 2010 Board Meeting Minutes as presented. Pelmeear supported and motion carried.

Old Business: The member survey was discussed as to how to word the questions and what information needs to go out with the survey, i.e. the research completed by the new office committee.

Longo arrived at 7:10pm.

Directors need to submit any additional ideas for the survey to the office by Monday, March 29th. The office will compile the questions; then send it out to the Board for review. After any suggestions or comments are implemented the survey will go to the Executive Committee for a final review and then to the membership the beginning of April. Board is requesting responses from members by April 23rd.

The Board received the phone script, for the amended restrictions campaign, last month for review. The Board accepts the phone script that was presented. Gramm will email the script again to Directors and will also distribute to them a list of members' phone numbers in their subdivision.

Financials: The Financials were reviewed. The assessment income through February only totals \$80,000. The office received a lot of mail the end of February and most was processed after March 1st. To date we are at a total of \$200,000 for assessment income. Our net income through February is \$69,000. The budget has been entered in, with only an annual total. After discussion the Board requests that the budget have a monthly breakdown. After review of the bills paid, Coyle motioned to pay the bills in the amount of \$5,427.29. Leach supported and motion carried.

Office Report: The office reported being busy with processing payments, answering questions on the members in the lottery. We will now be working to get those sites assigned. The percentage of signatures obtained per subdivision, for the amended restrictions, was given to Board. The tax return was prepared by the Accountant and the Association does not owe any Federal taxes. The Goose Egg Nest Destruction application has been filed. The office continues to work on member resolution forms.

Executive Committee: Coyle will get the minutes to the office for distribution to the Board.

Building Committee: No meeting this month.

Lake Control Committee: Andy from Professional Lake Management will be attending the next Lake Control meeting. The committee discussed the amount to prepay for lake treatment, but defers to the Board since everyone is new on the committee.

The committee discussed an additional port-a-potty being placed at the Royal Shores mooring sites near Evelyn Bay. They had deferred to Maintenance, but maintenance was unable to come up with the funds from their budget. Lake Control is willing to pay for the port-a-potty out of their budget. Motion and second from Lake Control to add a port-a-potty at the Royal Shores mooring sites near Evelyn Bay. 7-yeas and 7- nays. Before the chair formally closed the issue, Longo motioned to table the discussion (Coyle seconded) and suggested that the Maintenance and/or Lake Control review the broader need for port-a-potties in other areas and revisit the motion at the next meeting.

Maintenance Committee: The bales of hay have been put back in place to block the new entrance at Father Richard Park. Working on getting lines painted at the launches and instruction signs on the gates. Committee is still seeking volunteers for the holiday weekends to check boats going in the water.

Mooring Committee: Awaiting the seawall permit. Committee discussed putting up lights at the mooring sites; will try it out with Indian Hills Outlot D.

Rules and Regulations Committee: Reviewed the dues process and the Member Resolution Form process. Continue to work on both. The next meeting will be April 13th.

New Office Committee: Bohnet did a presentation comparing purchasing the current office or purchasing the 11701 E Chicago Rd, referred to as the coffee shop. He will arrange for the Board to do a walk through of the coffee shop about a half hour before the next Board meeting. Coyle motioned to allow the new office committee to negotiate with the owner of the coffee shop. Seitz supported and motion carried.

New Business: Bohnet presented the current collection process and reported that for the next six months the Rules and Regulations committee will pull 2 of the top 12 delinquencies to thoroughly investigate and work on. They will report back to the Board each month. We are on a cash basis so the outstanding dues do not show up on the balance sheet.

Coyle motioned to prepay \$50,000 towards our 2010 lake treatment. Cook supported and motion carried. We get a 5% discount on the amount prepaid.

Open Forum: Ray York – Commended Bohnet on his presentation of the two buildings, thinks it is worth pursuing the coffee shop. The new office committee found that is best for the Association to buy an office vs. renting one, it is important to put the research the committee did out to the members.

Marie Milbourne – Checked on lake patrols and found out that if the weather is bad on any of the weekends we have scheduled for patrols, they will not come out here and therefore the Association will not be charged.

Future Agenda Items: Collections process – 2 delinquencies a month.

Leach motioned to adjourn with support from Coyle. Meeting adjourned at 8:30pm.

Michelle L. Gramm, LLPOA Office Manager