

Minutes of Lakebridge Association #4 Meeting Tuesday, September 13, 2011

Meeting was called to order at 6:45 p.m. by President, Deb Kniebel

In Attendance:

Board Members: Deb Kniebel, Linda Hedberg, Sue Pietsch, Marge Stelter, Karen Hemmingson, Shannon Cobb, & Mertz Hebert

Accountant: Mary Brau

Homeowner: Linda Krech, Diane Nealey, & Jerry Hafner

Minutes from June & July were approved as read.

Financial Report

Mary presented the monthly financial report

Payment of soffit/roofing project:

Jerry submitted \$600 bill for inspecting roof project (5 visits/6 bldgs) \$850 was allocated for inspecting the roof project (\$50 per bldg). Mertz didn't discuss dollar amount when she inquired with Jerry if he would be interested in ensuring the roofs were done properly.

Sue made a motion, seconded by Mertz to talk to Jerry and Doug to see if 3 more inspection visits will be adequate for a total of \$375.

Ring Road update: No updated information

Committee Reports

ACC – Sue compiling notebook on homeowner responsibilities. Most units have storm doors, gutters, outside plantings, a few have storm windows.

Lawn & Snow – Marge talked to Rob about Japanese Beetle. He suggested we call S&S to see if they have something to kill them. Homeowner suggested granules to kill beetles or 4-5 Tbs of dawn and water in spray bottle. Marge is to let Rob know he doesn't have to care for personal gardens.

Repairs – Outside faucet, patio door & gate repair.

Insurance – 8 current homeowner's certification of insurance due & one still out from last month

Discussion Items

- Fidelity Bond – homeowner refinancing bank requiring bond – table until future
- Nominating committee for annual meeting – Shannon, Karen & Mertz
- Lakeshore contract/contact from 1,2, and 3 – Committee appointed for joint lakeshore meeting with 1,2 & 3. Sue appointed chair, Diane Nealey & Jerry Hafner to serve. Board agreed to go with company that did plantings.
- Reimburse homeowners for soffits previously done – Sue made motion to reimburse homeowners up to \$685 which is what we are paying for soffit project per unit and homeowners to submit invoice for work done. Linda H. seconded. Homeowners expressed disagreement as some of them paid Jerry as high as \$1300. Marge stated she had asked Josh Beissel what he would have charged to come out and repair soffits on 1 unit and he told her \$800. After much discussion motion was amended to reimburse up to \$800. All favored.
- By-law changes re: audit/summary of homeowner's manual changes – everyone to read for approval at annual meeting Oct. 18th.
- Rent Amendment – consensus was to still pursue
- Homeowners concerns – Garbage shouldn't be stored more than 14 days – prevent rodents and stench.
Are homeowners being fined for 2nd & 3rd violations?

Meeting Adjourned at 8:25 p.m.

Respectfully submitted,

Linda Hedberg