

**Minutes of Lakebridge Association #4 Meeting
Tuesday, April 10, 2012**

Call to order – meeting was called to order at 6:45 by President, Deb Kniebel.

Attendance

Board members present – Deb Kniebel, Linda Hedberg, Shannon Cobb, Sue Pietsch

Homeowners present – Diane Nealey, Mertz Hebert, Linda Krech, Marge Stelter

Others present – Accountant Mary Brau

Minutes – Deb moved and Linda seconded to approve the minutes of the March meeting as written. Motion carried.

Financial – Mary presented the monthly financial report pointing out that our reserves are now at \$205,000 and our expenditures are below budget for the year by \$8,832.28. Sue moved and Linda seconded to approve financial report as presented. Motion carried.

Committee reports

ACC – one letter sent

Lawn and Snow – the Board met with Rob Krech to go over items of concern and discuss upcoming contract year. Rob will pick up leaves and branches left by the street on Fridays. He said we should not use bait traps for Japanese beetles as that attracts them to our association. There is an insecticide you mix with water and pour around the base of the tree that he thinks is a better way to control them. Linda Krech noted she has used this method and has some left. Next winter there will be a new snow removal plan for vehicles parked in drives when they plow. A notice will be placed on the car indicating when Rob will return. If the vehicle is not moved at that time, an additional notice will be left informing the homeowner it will be his/her responsibility to clear the drive. The rocks at the ends of our drives impede the snowplows. What we should do about them has been tabled until the May meeting.

Repairs – the Board met with Jerry to discuss future repair budget concerns. He brought up garage doors, lights, faucets, wrapping garage door trim, shed floor and roof to consider. Deb gave Jerry a copy of the window sill bid specs.

Insurance – there are several outstanding insurance binders, one from October, one from November, and three from January. Notice will be sent to homeowners that if not received by specified date, a fine of \$50 will be assessed.

Discussion items

June meeting – the church is not available due to Vacation Bible School. Rules will be checked to see if we need to meet every month.

Window sills – at this time we do not know how many need to be replaced. Deb received a bid from Josh at Beissel – free inspection to determine which units have problems and \$120 per sill to replace. Jerry said at our meeting that he could not give an exact bid as he won't know until the window is out how much internal damage there is. He said it would cost \$50 an hour for approximately 2 days for him to inspect the units to see how many need replacement. He also stated that he would prefer to replace the window rather than just the sill. The association will not be replacing windows, but homeowners will be given the opportunity to purchase windows at that time which may save them some money. Linda moved and Shannon seconded to award the contract to Beissel. Motion carried.

Homeowner concerns – no additional concerns were brought up.

Adjournment – Linda moved and Shannon seconded to adjourn the meeting. Motion carried and the meeting was adjourned at 7:30.

Board members stayed to discuss late dues and payment plans.

Respectfully submitted,
Sue Pietsch