

Minutes of Lakebridge Association No. 4 Meeting
Tuesday, February 12, 2013

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

Attendance

Board: Deb Kniebel, Linda Hedberg, Sue Pietsch

Homeowners: Diane Nealey, Marge Stelter, Mertz Hebert, Millie Mlinanevich

Other: Mary Brau

Minutes – Sue moved and Deb seconded to approve as read.

Financial – Mary presented the monthly financial report. Delinquent fees are less than prepaid for the first time in 18 months. Mary then gave a summary of the garage door replacement expenses paid to date. Mertz brought up a problem with the garage door at 3507 Cloman Way East. That doorway is larger than normal and the door does not seal properly. Crawford Doors proposed installing an additional strip along each side to compensate at a cost of \$7.00 per door material and no charge for additional labor. This was approved for all doors for uniformity.

Committee Reports

ACC – see satellite dishes below

Lawn & Snow – There was a homeowner complaint about ice on driveways. Linda will call Rob again for more sand. There is an additional charge for all sanding.

Repairs – We will need to call an electrician out to check garage lights that are not working properly. Deb is compiling a list so all can be checked on one visit.

Insurance – 17 letters were sent out informing homeowners that their insurance binders were overdue and, if not received, a fine would be assessed.

Discussion Items

Lawn and snow bids – Millie reported that the committee met, revised the bid specs, and mailed them to fifteen companies. All bids are due by February 19th and so far we have received two. The committee will meet on February 21 to open bids and prepare information for the March 12th meeting.

Revise late dues policy – This was tabled until Mary has more information on how it works to use a collection agency.

Satellite dishes – ACC received two complaints about a satellite dish installed on a fence. The FCC regulations on over-the-air reception devices were reviewed. Dishes may not be installed on common property. Discussion was held, but no decision made, about revising homeowners' manual to state a preferential order for dish installation. At this time the homeowner with the fence installation will be asked to move bracket inside fence or move dish to the roof. Another homeowner with dish on common ground will be asked to remove it.

Homeowners brought up problems with trash and leaking gutters/soffits.

Meeting adjourned at 7:55.

Respectfully submitted, Sue Pietsch