

Lakebridge Association No. 4

Minutes of September 10, 2013 meeting

Board members present: Deb Kniebel, Sue Pietsch

Homeowners present: Maria Torres, Linda Krech

Others present: Mary Brau, Accountant

Meeting called to order at 6:45 p.m.

Minutes: Minutes from August 13, 2013 were read and approved.

Financial Report: A summary of financials as of August 31 was presented by Mary Brau and approved as presented. We have completed repaying our self-loan for the ring road resurfacing. August is the end of our fiscal year so Mary will present the entire August report at the annual meeting in October.

Committee Reports:

ACC: Two requested approved. One request was made to use common grounds for a wedding next July. Deb will check with insurance to be sure it is okay.

Lawn/Snow: Sharon Sullivan, lawn contact, talked with J&B about damage to fences. She still has to discuss weeds in driveways with them.

Repairs: We did not check on the garage door wrap issues reported at the last meeting. Linda Krech will contact Crawford Doors about responsibility for warped wrap. Our handyman bill for replacing faucets and a front door came in over the amount quoted. Linda suggested a compromise of offering half the difference. All future work will require a written bid. A homeowner requested removal of a tree and ground repair around the area. Deb will check for advice from Kaposia Tree Service when they do the fir tree removal this fall. A repair request came from a homeowner buying a unit. Deb will follow up.

Insurance: No one has taken over the monitoring of homeowner proof of insurance. A committee of Deb, Sue and Sharon Sullivan met to prepare a letter to insurance agencies to investigate returning to a master policy. Each committee member will contact an agency to get information and preliminary bids.

Discussion items

Tree trimming has been completed for this year. Removal of firs will take place in October.

Driveway alterations. Sue has been in contact with Pine Bend paving, They are behind due to weather. Work will be done before winter.

Sewer Cleaning Hydrovac should be finishing the work this week. They had a truck break down and are behind.

Annual meeting planning Shannon has the minutes/letters and proxies run off and mailing will go out soon.

Possible Management Company: Deb presented a draft of a letter seeking information from management companies regarding their services. Suggestions were made and the letter will be rewritten. Shannon found two highly recommended management companies and Deb has one. Suggestion was made to see if there are companies listed on Angie's List. Deb will contact Mike Brewer to investigate.

Homeowners Concerns:

A homeowner asked about more lighting in the common areas. Due to no electricity available other than in individual homes, no solution to this problem was found at this time.

Meeting adjourned

Respectfully submitted

Deb Kniebel