

Minutes of Lakebridge Association #4 Meeting

Tuesday, February 11, 2014

Attendance

Board members present: Deb Kniebel, Sue Pietsch, Kathy Fischer, Shannon Cobb

Homeowners present: Millie Mlinarevich, Mertz Hebert, Linda Krech, Marge Stelter, Evelyn Scanlon

Other present: Mary Brau, Accountant

Call to Order

The meeting was called to order at 6:45 p.m. by President Deb Kniebel.

Minutes

The January 14, 2014 minutes were accepted as written.

Financial Report

Mary Brau, Accountant, reported that there was not a lot of activity in January except the expected bills. She indicated that the association was \$56.00 of where we thought it would be, so we are tracking right on. Financial reports were accepted as presented.

Committee Reports

ACC: There is a request from a homeowner to build a three-season porch.

Lawn and Snow: Millie Mlinarevich reported that she met with the snow plow company (J & B Services) last month.

There was a suggestion to put out a letter to homeowners explaining if they don't move their car/truck during snow plowing, the person is responsible for removing the snow.

Millie Mlinarevich asked that she be contacted directly with any snow plow problems, such as: burying a "for sale" sign, phone boxes, etc. rather than J & B Services.

J & B Services mentioned it would be easier plowing without the corner rocks. Are the rocks needed was discussed. It was decided to revisit the possibility of moving the rocks.

Repairs: There were two requests for repairs. Kathy Fischer questioned if garage service door locks would be included as part of the association responsibility for repair. The board indicated that this type of repair would be covered by the association.

One homeowner had reported that he thought plow truck dented his garage because it was dented. The snow plow company said they would cover the cost of the garage door. Deb Kniebel suggested that the association pay one-half of the cost to repair the garage door.

Kathy Fischer made a motion to have the snow plowing company pay 100% of the cost of the garage door repair. Deb Kniebel seconded the motion. Motion approved (1 Aye and 3 Abstentions).

Repairs (cont.): Mary Brau mentioned that there is \$8,000 in the budget for repairs and that \$2,188 has already been spent this fiscal year, so that would leave approximately \$5,800 for repairs.

The homeowners present expressed that many of the garage services doors are in need of repair and that they should be repaired because of safety concerns. They felt that this should be a priority.

Mertz Hebert and Linda Krech volunteered to check the service garage doors to see if any more needed to be repaired.

Insurance: Sharon Sturdivant will send out letters to those who have not sent in their Declarations of Insurance information.

Discussion Items

Disclosure Fees: Motion made and seconded to raise the cost of the disclosure fees from \$50.00 to \$100.00. The \$50.00 increase in the disclosure fee will be paid to the accountant to cover some of the extra time required when completing the disclosure paperwork.
Motion carried (4 Ayes)

J & B Services Contract: J & B Services is proposing a two-year contract. They will raise the yearly fee a total of \$500.00. Motion made and seconded to accept the J & B Services Contract.
Motion carried (3 Ayes, 1 Abstention)

Landscaping: Kathy Fischer did call one contractor and he indicated he would come out in the spring and look at the common area and submit a proposal for landscaping. More discussion will be had later in the year after quotes are obtained and the landscaping subcommittee has time to meet.

April Meeting: The Board decided to cancel the April meeting due to absences.

Budget Committee: Mary Brau reported that at the March meeting there will be a preliminary list of budget expenses and assignment of tasks to get correct dollar amounts.

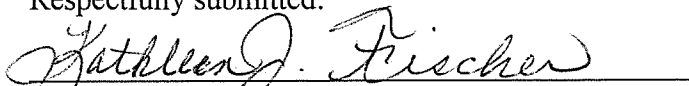
Homeowner Concerns

The subject of fencing was discussed and it was determined that before decisions are made, there needs to be more discussion with the homeowners. It was mentioned that garage service doors should be given priority.

Adjournment

Motion made and seconded to adjourn the meeting at 8:10 p.m.
Motion carried (4 Ayes)

Respectfully submitted:


Kathleen J. Fischer