

## Minutes of Lakebridge Association #4 Meeting

February 9, 2016

### Attendance

Board members present: Shannon Cobb, Cindy Heinzer, Deb Kniebel, Sue Pietsch

Homeowners present: Angie and Mike Brewer, Karen Hemmingson, Mertz Herbert, Kent Klausing, Linda Krech, Millie Mlinarevich, Marge Stelter

Others present: None

### Call to Order

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

### Minutes

The January 2016 minutes were accepted as written.

### Financial Report

Mary is still recovering from surgery, so financial statement is not yet available. Only item on report that isn't standard is postage. She will email reports to all that want one once they are complete.

### Committee Reports

*ACC:* Reports of one unit having 3 vehicles parked overnight. Sue will address this issue when she has evidence

*Lawn and Snow:* Salt has been put down and fire hydrants have been shoveled out. We have received our new contract from True Green and the price is about the same as last year, so the board decided we will keep our contract with them. We will have something added to the contract to advise them not to do the first application until Xcel has done all necessary repairs to our lawns. We will also check with True Green to ensure they are not using chemicals that harm trees. We are concerned that we may have some damaged trees due to Xcel work.

*Repairs:* Service doors: Previous bid to replace 5 service doors will be honored. Contractor will contact home owners to setup a time for replacement

*Fences:* Our contract with Dakota Unlimited covers five years of repairs. If you have any concerns or issues that need to be addressed, please contact the company directly.

If you are having trouble with the locks freezing it is recommended you use silicone spray or WD40.

### Discussion Items

#### Garbage Bids

Due to Troje's poor service and the fact they have filed for bankruptcy, we obtained bids from other companies to take over our trash removal: Highland and Nitti.

Nitti says trash in bags or bin no bigger than 20 gallons for trash and recycle. But bid indicated no carts. Trash weekly recycling bi weekly. Contract was very bare bones with cost \$692 per month.

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Highland will allow 35 gallon cart (we could purchase carts from Highland) or 4 to 5 bags of trash. They have single sort recycling weekly with no overage charges for extra recycling. Pickup would be Fridays. Contract was more detailed, but we still need to address extra items like Christmas trees. Cost is \$765 per month.

Current trash budget is \$748.81. We actually only pay \$713 and the rest goes to our slush fund. Contract is up at end of May and we must give 90 days notice. Have notified Troje we are obtaining other bids and severing our relationship with them

Motion was made to start using Highland Sanitation effective June 1<sup>st</sup>. The Board approved the motion. We will let them know we may have to move sooner if Troje's folds. Will clarify if own carts can be used.

Deb will send notification to Troje's.

Reminder to home owners that carts must be kept inside fences or garages.

### Insurance Bids

A draft amendment to change our association insurance to a master policy was distributed and discussed. The master policy would cover all betterments, fixtures and building appliances. A clause was added indicating all claims must be submitted through the board. Homeowners must maintain a policy to cover the master policy deductible. There would be a separate monthly assessment to homeowners to cover the cost of the master policy.

A motion was made to accept the changes. The board approved the motion, but must obtain the required amount of signatures from home owners before our bylaws can be changed.

### Homeowner Concerns

- Solar panels – A home owner would like approval to have solar panels added to their roof. The board determined that more information was needed before a determination could be made.

### Adjournment

Meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Cindy Heinzer