

UNITED LOST LAKE PROPERTY OWNERS ASSOCIATION
Regular Monthly Board Meeting Minutes
Saturday, December 16, 2017

The regular monthly meeting of the Board of the United Lost Lake Property Owners Association was called to order by President Huber at 9:00 a.m. on Saturday, December 16, 2017 at 404 Lake Court. President Huber welcomed everyone in attendance, and asked for a moment of silence in remembrance of the Shaw family that perished in a fire in November.

Attendance: Mary Anne Bortman, Jim Haines, Sue Hill, Mike Huber, Wes Jaros, Charlene Lampert, Charlie Moore, Dan Perry and Barb Wiese.

Absent: None.

Guests: see **ATTACHMENT A** (on file at the office).

PLEDGE OF ALLEGIANCE

MOTION TO APPROVE DECEMBER 16, 2017 AGENDA: see **ATTACHMENT B** (on file at the office). Charlene made the motion to approve the December 16, 2017 agenda, seconded by Mary Anne. A voice vote was taken, and all present were in favor, none opposed. **(9 yeas, 0 nays)**.

MOTION TO APPROVE NOVEMBER 2, 2017 SPECIAL MEETING MINUTES: Barb made the motion to approve the November 2, 2017 special meeting minutes, seconded by Charlene. A voice vote was taken, and those in favor were Charlene, Dan, Barb, President Huber, Sue, Charlie, Jim and Wes. Mary Anne abstained. **(8 yeas, 1 abstention, 0 nays)**.

MOTION TO APPROVE NOVEMBER 18, 2017 REGULAR MEETING MINUTES: Charlene made the motion to approve the November 18, 2017 regular meeting minutes, seconded by Charlie. A roll call vote was taken, and those in favor were Charlene, Dan, Mary Anne, Barb, President Huber, Sue, Charlie and Wes. Jim abstained. **(8 yeas, 1 abstention, 0 nays)**.

MOTION TO APPROVE NOVEMBER 2017 TREASURER'S REPORT: see **ATTACHMENT C** (on file at the office). Barb explained November's financials and answered questions. Dan made the motion to approve the November 2017 Treasurer's Report, seconded by Charlie. A roll call vote was taken, and all present were in favor, none opposed. **(9 yeas, 0 nays)**.

UNFINISHED BUSINESS:

RULES & REGULATIONS REVISION: Charlene proposes that the last sentence of 4.01 Vehicle Registration (see **ATTACHMENT D**-on file at the office) be revised to read: *Upon purchasing a different or additional non-licensed vehicle, the property owner is also required to notify the ULLPOA office in order to complete the registration process.* **CLASS B VIOLATION**

MOTION: Wes made the motion to approve the revision to Rules & Regulations 4.01 as read, seconded by Mary Anne. A roll call vote was taken, and all present were in favor, none opposed. **(9 yeas, 0 nays)**.

ACC/ECC GARAGE PERMIT REVISION(S): see **ATTACHMENT E** (on file at the office). Barb and the ACC/ECC Committee would like a statement added to the checklist item that refers to a stand-alone garage. The additional statement they would like added is "The overhead door must face the residence." After much discussion, and instead of the proposed statement, the Board was in agreement to the following verbiage regarding stand-alone garages "If that is not possible, the garage may be built on an adjacent lot, with the overhead door facing the residence if possible."

MOTION: Barb made the motion to approve the revision to the garage permit checklist regarding stand-alone garages, as follows: "A stand-alone garage must be built on a house lot. If that is not possible, the garage may be built on an adjacent lot, with the overhead door facing the residence if possible", seconded by Charlene. A roll call vote was taken, and those in favor were Charlene, Mary Anne, Barb, President Huber, Sue, Charlie, Jim and Wes. Dan voted no. **(8 yeas, 0 abstentions, 1 nay)**.

NEW BUSINESS:

ALLOCATE UNUSED ROADS FUNDS/2017 CARRYOVER: Barb stated that a *projected* end-of-year balance in the 102-Money Market account would be approximately \$65K, and she is recommending that the year-end balance be transferred to a newly established bank account, specifically earmarked for 2018 road improvements and repair.

MOTION: Barb made the motion to set aside any unused carryover 2017 funds for 2018 road improvements and repair, seconded by Charlene. A roll call vote was taken, and all present were in favor, none opposed. **(9 yeas, 0 nays)**.

Barb requested that NEW HOME PERMIT REVISION(S) be addressed prior to NEW HOME PERMIT (08-0126) and SPECIAL EDITION NEWSLETTER JANUARY 2018 being discussed, to which the Board was in agreement.

NEW HOME PERMIT REVISION(S): Barb and the ACC/ECC Committee would like to remove from the new home permit the statement that limits a maximum of 3 cars (see **ATTACHMENT F-** one file at the office). Dan pointed out a typo on the permit, in bullet #8 on the checklist: the deposit amount of \$2,100.00 should be \$2,175.00.

MOTION: Dan made the motion to make two (2) revisions to the new house permit checklist: 1) change the deposit amount from \$2,100.00 to \$2,175.00; and 2) remove the verbiage "and maximum of 3 cars", seconded by Barb. A roll call vote was taken, and all present were in favor, none opposed. **(9 yeas, 0 nays)**.

NEW HOME PERMIT (08-0126): Barb stated that the ACC/ECC Committee met and approved the new home permit for 08-0126 (*Eakley*), and they are requesting that the Board approve the permit as well.

MOTION: Barb made the motion to approve the new home permit for 08-0126 (*Eakley*), seconded by President Huber. A roll call vote was taken, and all present were in favor, none opposed. **(9 yeas, 0 nays)**.

SPECIAL EDITION NEWSLETTER JANUARY 2018: Sue suggests that a special edition newsletter be done in January.

MOTION: Dan made the motion to approve no more than a 2-page special edition newsletter, seconded by Wes. A roll call vote was taken, and all present were in favor, none opposed. **(9 yeas, 0 nays)**.

COMMITTEE REPORTS

SECURITY: see **ATTACHMENT G** (on file at the office).

COVENANTS, BY-LAWS/RULES & REGULATIONS: see **ATTACHMENT H** (on file at the office). Additionally, Wes read an insert that would be included in the 2018 dues & assessments invoices regarding the non-licensed vehicle registration form.

ACC/ECC: No report submitted.

ROADS: see **ATTACHMENT I** (on file at the office).

PROPERTIES, PARKS & MAINTENANCE: see **ATTACHMENT J** (on file at the office).

COMMUNITY EVENT REPORT: Laurie Perry gave a report on the successful and well-attended holiday dinner. Sue stated all of the 50/50 raffle proceeds were donated to Shining Star.

MEMBER COMMENTS: Four (4) Members signed up. Carol Brown wanted to know why the Financial Review Committee report was not included in the newsletter, and how does the community get their opinions to the Board when the Board does not respond to emails. Bille Branscum expressed her concern that the roads were not properly cleared with the recent snowfall. Laurie Perry recommended to the Board that consideration be given to updating the directory. Dave Shaw thanked the community for their recent support, downed trees on Sangamon were pushed off the roadways, a statement made by the ACC/ECC Chairperson that the Covenants state fences are for medical reasons only was in error, his concerns over the number of ULLPOA building permits vs. Ogle County permits, a statement made by the ACC/ECC Chairperson that his shed didn't match his house (*apology given*), and his request for the Board to ask the community for their input.

Wes made the motion to adjourn, seconded by Charlie. A voice vote was taken, and all present were in favor, none opposed. (**9 yeas, 0 nays**). Meeting adjourned at 10:35 a.m.

Submitted by Leslie Edgar, Office Manager _____

**SUMMARY OF MOTIONS MADE BY THE
UNITED LOST LAKE POA BOARD OF DIRECTORS
DECEMBER 16, 2017**

MOTION: Wes made the motion to approve the revision to Rules & Regulations 4.01 as read, seconded by Mary Anne. A roll call vote was taken, and all present were in favor, none opposed. **(9 yeas, 0 nays).**

MOTION: Barb made the motion to approve the revision to the garage permit checklist regarding stand-alone garages, as follows: "A stand-alone garage must be built on a house lot. If that is not possible, the garage may be built on an adjacent lot, with the overhead door facing the residence if possible", seconded by Charlene. A roll call vote was taken, and those in favor were Charlene, Mary Anne, Barb, President Huber, Sue, Charlie, Jim and Wes. Dan voted no. **(8 yeas, 0 abstentions, 1 nay).**

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MOTION: Dan made the motion to approve no more than a 2-page special edition newsletter, seconded by Wes. A roll call vote was taken, and all present were in favor, none opposed. **(9 yeas, 0 nays).**