

**UNITED LOST LAKE PROPERTY OWNERS ASSOCIATION**  
**Regular Monthly Board Meeting Minutes**  
**Saturday, July 15, 2017**

The regular monthly meeting of the Board of the United Lost Lake Property Owners Association was called to order by Vice-President Sue Hill at 9:08 a.m. on Saturday, July 15, 2017 at 404 Lake Court. Sue welcomed everyone in attendance.

Sue asked Bill Winebaugh to speak, who announced that RCD President Jim Brown was killed yesterday in an auto accident. Sue then called for a moment of silence.

**Attendance:** Mary Anne Bortman, Sue Hill, Wes Jaros, Charlene Lampert, Charlie Moore, Dan Perry (*invited to sit with the Board after his appointment*) and Barb Wiese.

**Absent:** Mike Huber.

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

**MOTION TO APPROVE JULY 15, 2017 AGENDA:** see **ATTACHMENT B** (on file at the office). Charlene made the motion to approve the July 15, 2017 agenda, seconded by Charlie. A voice vote was taken, and all present were in favor, none opposed. (**6 yeas, 0 nays**).

**MOTION TO APPROVE JUNE 17, 2017 REGULAR MEETING MINUTES:** Barb made the motion to approve the June 17, 2017 regular meeting minutes, seconded by Mary Anne. A voice vote was taken, and all present were in favor, none opposed. (**6 yeas, 0 nays**).

**MOTION TO APPROVE APRIL 17, 2017 EXECUTIVE SESSION MINUTES:** Tabled.

**MOTION TO APPROVE JANUARY 2017 TREASURER'S REPORT**  
**MOTION TO APPROVE FEBRUARY 2017 TREASURER'S REPORT**  
**MOTION TO APPROVE APRIL 2017 TREASURER'S REPORT**  
**MOTION TO APPROVE MAY 2017 TREASURER'S REPORT**  
**MOTION TO APPROVE JUNE 2017 TREASURER'S REPORT**

**MOTION:** Barb made the motion to table the January, February, April, May and June 2017 Treasurer's Reports, seconded by Sue. A roll call vote was taken, and all present were in favor, none opposed. (**6 yeas, 0 nays**).

Office Manager Leslie Edgar gave a collections report (see **ATTACHMENT C**-on file at the office).

**UNFINISHED BUSINESS:**

**EAST & WEST GATEHOUSES AND KIOSKS STAINING:** Wes reported that the staining has been completed, with the exception of a few cedar boards that need to be replaced. The new boards have been ordered, and as soon as they come in, the old boards will be replaced.

**GARDEN WALK & BAZAAR PUBLIC INVITE:** Sue reported that a thank you note to the Board was received from Barb Lundeen for allowing the garden walk/bazaar to happen, and Nadine reported to Sue that they made \$1,465.00.

**FINANCIAL REVIEW AND BUDGET/FINANCE COMMITTEES:** Barb reported that the Financial Review Committee met to review last year's financials, and a report will be given at the Annual Meeting. Also, the Budget/Finance Committee met to discuss the 2018 budget, and there may be a slight increase in the 2018 dues & assessments.

**NEW BUSINESS:****OPTIONS FOR SEPTIC SYSTEM EASEMENT or SALE OF POA PROPERTY (03-171 & 172):**

Homeowners Chad & Becky Brinkmann need to replace their failing septic line, and the most logical place for the new septic line would necessitate encroachment on a portion of the Tot Lot that is owned by the POA. Other options would be more costly to them. In executive session the Board discussed various options, and the Board was in favor of selling them the 25' (*approximate*) path that runs directly behind their 2 properties. Chad Brinkmann was present, and this option was agreeable to him. Per an email from the Ogle County Assessments Office, the POA would not incur any tax burden on the remaining Tot Lot if it were subdivided and a portion sold to them. The question was raised as to whether or not the POA could sell any of this land because the original developers dedicated this property as green space. Sue recommended this be tabled until a legal opinion is obtained on whether or not the POA could sell any of the Tot Lot to them.

**MOTION:** Sue made the motion to table this until the August meeting, seconded by Charlene. A roll call vote was taken, and all present were in favor, none opposed. **(6 yeas, 0 nays)**.

**SHED/VACANT LOT (HANNIBAL 69):** Barb stated that the ACC/ECC met and voted not to approve the shed on the vacant lot, as they would like to see it on the same lot as the house. After the property owner answered questions and some discussion, Sue recommended tabling this topic.

**APPROVAL OF LEE COUNTY ELECTRIC INVOICE OVER \$1K:** see **ATTACHMENT D** (on file at the office). Charlie stated that the ongoing electrical issues with the West Gate have been fixed. Because the repair had to be made on an emergent basis, and the expenditure was necessary, Charlie recommended that the Board approve payment to Lee County Electric for \$5,532.00.

**MOTION:** Charlie made the motion to approve payment to Lee County Electric for \$5,532.00, seconded by Charlene. A roll call vote was taken, and all present were in favor, none opposed. **(6 yeas, 0 nays)**.

**VACANCY APPOINTMENTS:** Sue stated that Jim Haines, Dan Perry and Ed Workman applied for the two (2) Board vacancies. According to the By-Laws, vacancy appointments are up to the Board President, with Board approval. In President Huber's absence, Sue read an email from President Huber that stated he would like to appoint Jim Haines and Dan Perry.

**MOTION:** Sue made the motion to approve Jim Haines and Dan Perry to fill the two (2) Board vacancies, seconded by Mary Anne. A roll call vote was taken, and all present were in favor, none opposed. **(6 yeas, 0 nays)**.

Sue invited Dan to sit with the Board for the duration of the meeting (*Jim Haines not in attendance*).

**ELECTION COMMITTEE:** Charlene stated according to the By-Laws three (3) Board members and two (2) community members are needed as volunteers on the Election Committee. Anyone interested in being on this committee should send an email to the POA Office.

**APPROVAL OF POTHOLE REPAIR QUOTE:** Tabled.

**MOTION:** Charlie made the motion to table approval of the pothole repair quote, seconded by Charlene. A voice vote was taken, and all present were in favor, none opposed. **(7 yeas, 0 nays)**.

**APPROVAL OF CHIP & SEAL QUOTE:** Tabled.

**MOTION:** Charlie made the motion to table approval of the chip & seal quote, seconded by Charlene. A voice vote was taken, and all present were in favor, none opposed. (**7 yeas, 0 nays**).

*It should be noted that Barb left the meeting at 10:05 a.m.*

**COMMUNITY WIDE REFUSE CONTRACT DISCUSSION:** Instead of three garbage trucks servicing Lost Lake, Wes would like to explore the possibilities of awarding a contract to one garbage company. Wes will look into this further, and bring his findings back to the Board.

**MEETING ORDER OF BUSINESS DISCUSSION:** Wes would like to see all meetings begin with the pledge of allegiance.

**MOTION:** Wes made the motion to begin all meetings with the pledge of allegiance, seconded by Dan. A roll call vote was taken, and all present were in favor, none opposed. (**6 yeas, 0 nays**).

Wes read the state statute that he believes requires the Board to reserve a portion of the meeting for comments by Members.

**MOTION:** Wes made the motion that a specific time for Member comments be included as part of the regular monthly business meeting of the ULLPOA. This time slot will be scheduled after the committee reports but input per visitor may be restricted to a maximum of 5 minutes by consensus of the majority of the Board present before the visitor portion of the meeting begins. There will be no additional discussion on the part of other visitors. However, the Board will be under no obligation to respond to nor take any action on any visitor comments. The motion was seconded by Charlene. A roll call vote was taken, and those in favor were Wes, Charlene and Dan. Charlie, Sue and Mary Anne abstained. (**3 yeas, 3 abstentions, 0 nays**). Motion fails.

**RULES & REGULATIONS MOTIONS:** Tabled.

**BY-LAWS MOTION:** Tabled.

### **COMMITTEE REPORTS**

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

**COVENANTS, BY-LAWS/RULES & REGULATIONS:** No report submitted.

**ACC/ECC:** Charlie read Barb's report (see **ATTACHMENT F**-on file at the office).

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

**PROPERTIES, PARKS & MAINTENANCE:** No report given.

Sue made the motion to adjourn, seconded by Mary Anne. A voice vote was taken, and all present were in favor, none opposed. (**6 yeas, 0 nays**). Meeting adjourned at 11:25 a.m.

Submitted by Leslie Edgar, Office Manager \_\_\_\_\_

**SUMMARY OF MOTIONS MADE BY THE  
UNITED LOST LAKE POA BOARD OF DIRECTORS  
JULY 15, 2017**

**MOTION:** Sue made the motion to table this until the August meeting, seconded by Charlene. A roll call vote was taken, and all present were in favor, none opposed. **(6 yeas, 0 nays)**.

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**MOTION:** Sue made the motion to approve Jim Haines and Dan Perry to fill the two (2) Board vacancies, seconded by Mary Anne. A roll call vote was taken, and all present were in favor, none opposed. **(6 yeas, 0 nays)**.

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