

UNITED LOST LAKE PROPERTY OWNERS ASSOCIATION
Regular Monthly Board Meeting Minutes
Saturday, September 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, September 16, 2017 at 404 Lake Court. President Huber welcomed everyone in attendance.

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

Absent: Mary Anne Bortman.

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

PLEDGE OF ALLEGIANCE

MOTION TO APPROVE SEPTEMBER 16, 2017 AGENDA: see **ATTACHMENT B** (on file at the office). Dan made the motion to approve the September 16, 2017 agenda, seconded by Charlie. A voice vote was taken, and all present were in favor, none opposed. **(8 yeas, 0 nays)**.

MOTION TO APPROVE AUGUST 19, 2017 REGULAR MEETING MINUTES: Barb made the motion to approve the August 19, 2017 regular meeting minutes, seconded by Jim. A roll call vote was taken, and all present were in favor, none opposed. **(8 yeas, 0 nays)**.

MOTION TO APPROVE SEPTEMBER 11, 2017 SPECIAL MEETING MINUTES: Wes made the motion to approve the September 11, 2017 special meeting minutes, seconded by Dan. A roll call vote was taken, and those in favor were Dan, President Huber, Sue, Charlie, Jim and Wes. Charlene and Barb abstained. **(6 yeas, 2 abstentions, 0 nays)**.

MOTION TO APPROVE JUNE 2017 TREASURER'S REPORT: see **ATTACHMENT C** (on file at the office). Barb explained June's financials and answered questions. Dan made the motion to approve the June 2017 Treasurer's Report, seconded by Wes. A roll call vote was taken, and all present were in favor, none opposed. **(8 yeas, 0 nays)**.

MOTION TO APPROVE JULY 2017 TREASURER'S REPORT: see **ATTACHMENT D** (on file at the office). Barb explained July's financials and answered questions. Barb made the motion to approve the July 2017 Treasurer's Report, seconded by Charlene. A roll call vote was taken, and all present were in favor, none opposed. **(8 yeas, 0 nays)**.

MOTION TO APPROVE AUGUST 2017 TREASURER'S REPORT: see **ATTACHMENT E** (on file at the office). Barb explained August's financials and answered questions. Barb made the motion to approve the August 2017 Treasurer's Report, seconded by Charlie. A roll call vote was taken, and all present were in favor, none opposed. **(8 yeas, 0 nays)**.

UNFINISHED BUSINESS:

RULES & REGULATIONS MOTIONS: Charlene read the proposed Rules & Regulations revisions to change the violation class for Sections 3.07, 4.07, 4.09 and 4.10 (see **ATTACHMENT F**-on file at the office).

MOTION #1: Charlene made a motion to amend Rules & Regulations as read, seconded by Wes. A roll call vote was taken, and all present were in favor, none opposed. **(8 yeas, 0 nays)**.

Charlene read the proposed Rules & Regulations revisions to Section 7, Fine Structure (see **ATTACHMENT G**-on file at the office).

MOTION #2: Charlene made a motion to approve the proposed changes to Rules & Regulations Section 7 as read, seconded by Dan. A roll call vote was taken, and all present were in favor, none opposed. (**8 yeas, 0 nays**).

NEW BUSINESS:

GARAGE PERMIT/VACANT LOT (06-0007): Barb stated that the ACC/ECC met to review the garage permit on vacant lot 06-0007, and the committee is not recommending that the Board approve this permit. Barb and the ACC/ECC Committee think that this application would exceed the maximum allowable 3-car garage that is stated on a different permit (*new home permit*), and approving this would be setting a precedent. The property owner secured the proper Ogle County permit, and according to the garage permit, he has met all of the requirements. Several Board members commented that the garage permit doesn't contain verbiage that would restrict approval of this garage; however, after much discussion, the Board agreed to take a vote, and if the Board voted yes to approve the garage permit, it would go back to the ACC/ECC Committee, and the committee would work with the homeowner to see if it could be done (*the Covenants state that the ACC/ECC and the Board must approve this permit*).

MOTION: President Huber made the motion to approve the garage permit on a vacant lot for 06-0007 (*Acree*), seconded by Charlene. A roll call vote was taken, and those in favor were Charlene, Dan, President Huber, Sue, Jim and Wes. Barb and Charlie voted no. (**6 yeas, 0 abstentions, 2 nays**).

SHED PERMIT/VACANT LOT (01-0058): Barb stated that the ACC/ECC met to review the shed permit on vacant lot 01-0058. All requirements have been met, and they are recommending that the shed permit be approved.

MOTION: Barb made the motion to approve the shed on vacant lot 01-0058 (*Rogers, Tim*), seconded by Dan. A roll call vote was taken, and all present were in favor, none opposed. (**8 yeas, 0 nays**).

SHED PERMIT/USED STRUCTURE (CIN110/111/112): Barb stated that the ACC/ECC met to review the shed permit, which is for a used structure, and they are recommending that the Board approve the permit (*the Covenants state that any used structure must be approved by the ACC/ECC and the Board*).

MOTION: Barb made the motion to approve the shed permit for a used structure for Cincinnati 110/111/112 (*Miller, Rebecca*), seconded by Charlie. A roll call vote was taken, and all present were in favor, none opposed. (**8 yeas, 0 nays**).

BY-LAWS MOTION: Wes read the proposed By-Laws revision (see **ATTACHMENT H**-on file at the office), and is recommending that this be approved.

MOTION: Wes made the motion to accept this change to the By-Laws, Article VI, Section 7, seconded by Charlene. A roll call vote was taken, and those in favor were Charlene, Dan, Barb, Sue, Charlie, Jim and Wes. President Huber abstained. (**7 yeas, 1 abstention, 0 nays**).

PUBLIC COMMENTS/QUESTIONS ON BOARD APPROVED 2018 BUDGET: see **ATTACHMENT I** (on file at the office). No public comments or questions.

APPROVAL FOR ESTATE SALE (BBH009): Sue stated that a request to hold a one-day estate sale has been received, and the three (3) possible dates are October 7th, October 14th or October 21st. Because Autumn on Parade is October 7th, and Security personnel will not be available October 14th, Sue suggests October 21st for the estate sale.

MOTION: Sue made the motion to approve the estate sale for BBH009 (*Lammers*) for October 21st, seconded by Barb. A roll call vote was taken, and all present were in favor, none opposed. **(8 yeas, 0 nays).**

UNPAID ACC/ECC FINE (MEM027): Office Manager Leslie Edgar previously provided the Board with written historical information on the unpaid ACC/ECC fine (*neglect to get deck and porch permits*). Several past due statements had been mailed to the homeowners, to no avail. Leslie asked the Board how they want this unpaid account handled. Barb stated that, at her request, an employee of the Ogle County Planning & Zoning Department went and visited the site, and he confirmed that permits would be required from Ogle County. After discussion, the Board wanted the POA attorney to send them a dunning letter via certified mail, and if it still remained unpaid, their account would be handled in the same fashion that other unpaid balances are handled.

MOTION: Wes made the motion to send the unpaid ACC/ECC fine of \$250.00 to our attorney for collection, seconded by Dan. A roll call vote was taken, and all present were in favor, none opposed. **(8 yeas, 0 nays).**

It should be noted that Charlene Lampert left at 10:15 a.m.

MOTION TO REINSTATE LONG RANGE PLANNING COMMITTEE: Dan is requesting that the Long Range Planning Committee be reinstated. There was much discussion, including the pros and cons of reinstating a LRP Committee.

MOTION: Dan made the motion to reinstate the Long Range Planning Committee, seconded by Wes. A roll call vote was taken, and those in favor were Dan, Jim and Wes. Barb and Charlie abstained. President Huber and Sue voted no. However, after the motion failed (**3 yeas, 2 abstentions, 2 nays**), Barb changed her vote from abstention to yes; therefore, the motion passed. **(4 yeas, 1 abstention, 2 nays).**

REQUEST BY LAURIE PERRY TO START NEW SOCIAL COMMITTEE: Dan stated that his wife Laurie wants to start a new social committee. President Huber asked Dan if the committee's intention is to line up volunteers for social events and be self-sustaining, and Dan stated yes.

MOTION: Dan made the motion to establish the Social Event Volunteer Committee, seconded by President Huber. A roll call vote was taken, and all present were in favor, none opposed. **(7 yeas, 0 nays).**

REQUEST BY LAURIE PERRY FOR CHILI COOK-OFF: Dan stated that the first action of the Social Event Volunteer Committee is to have a chili cook-off in October. Dan stated the only expenditure being requested from the Board is \$100.00 to cover rental of Lake Court Center up to 4 hours. Dan understood and agreed to this being a no-alcohol event.

MOTION: Dan made the motion to approve up to \$100.00 for LCC rental for a chili cook-off on a date that makes sense, seconded by Barb. A roll call vote was taken, and all present were in favor, none opposed. (**7 yeas, 0 nays**).

It should be noted that President Huber left at 10:25 a.m.

APPROVAL FOR MOVING SALE (STP21/22): Office Manager Leslie Edgar stated that a last minute request came in from a homeowner to hold a moving sale October 13th, 14th and 15th, and a 2nd weekend in November. It was suggested that the moving sale be held the same day as the estate sale approved previously in the meeting (*October 21st*).

MOTION: Sue made the motion to permit the moving sale to take place on October 21st and 22nd, and the weekend in November to be arranged with Security, seconded by Dan. A roll call vote was taken, and all present were in favor, none opposed. (**6 yeas, 0 nays**).

COMMITTEE REPORTS

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

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

ACC/ECC: No report given.

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

PROPERTIES, PARKS & MAINTENANCE: No report given.

Sue made the motion to adjourn, seconded by Barb. A voice vote was taken, and all present were in favor, none opposed. (**6 yeas, 0 nays**). Meeting adjourned at 10:35 a.m.

Submitted by Leslie Edgar, Office Manager _____

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UNITED LOST LAKE POA BOARD OF DIRECTORS
SEPTEMBER 16, 2017
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