

# LEPOA Board Meeting Minutes

September 17, 2022

**FINAL**

1307 Lakeview Estates Drive

## **Board Members Present**

Randall Walker, President  
Claire Hoffman, Vice President  
Kevin Minor, Director at Large  
Kathleen Knolle, Secretary  
Tom Patton, Treasurer

## **Guests Present**

Bron Clear-Architectural Control Committee (Zoom)  
Anita Bell-Architectural Control Committee  
Chris Clear (Zoom)

## **CALL TO ORDER**

Randall called the meeting to order at 10:31am welcoming the Board, committee members and guests.

## **PRIOR MEETING MINUTES**

Randall announced that the minutes had been reviewed and approved earlier by email. He asked if there were any corrections. Kevin moved that the minutes be formally approved. Tom seconded the motion and all approved by a show of hands.

## **TREASURER'S REPORT**

Tom reviewed the Profit & Loss Statement and Balance Sheet as of September 17, 2022. Total income is \$13,372.50. Expenses YTD are \$5,259.01 giving the association a net operating income of \$8,113.49.

All dues have been paid. Total assets are \$33,884.34. We have \$0 liabilities leaving the association with total equity of \$33,884.34.

Claire made a motion to approve the treasurer's report. Kevin seconded the motion, and it was unanimously approved by a show of hands.

## **OLD BUSINESS**

### **Fire Chief Attendance at Board Meeting:**

After several missed calls between the Board and the Cape Royale Fire Chief, Chris Clear contacted the chief, Randy Hall. The purpose of the call was to determine if the dry hydrant at Boat Park would be used by the fire department. Randy said it was undependable, difficult to keep clean (no filter) and it would be very unlikely that any of the fire crews would use it. They have 3,000-gallon trucks they would use to pull water from the lake. In addition, other counties have the ability to shuttle water in support of area fires. He said it can be removed if the Board prefers.

The Board discussed removing the hydrant and capping off the pipe that goes to the lake through the bulkhead. Further investigations are necessary to determine the best way to deactivate the hydrant and associated piping.

### **Closing Out Legal Expenses**

Kevin reported that Lindy who is with the Hagan Law Firm will send a check for \$224.50 that represents a credit from the retainer LEPOA paid last year. Kevin expects it to be mailed to the LEPOA P.O. Box shortly.

### **POA Network Opportunity Follow-up with Paul Laverty**

Randall reported that he attended a meeting earlier that morning in Onalaska where members of surrounding POAs meet quarterly to review and discuss legislative issues that could impact property owner associations. Randall gave Paul his email for updates and meeting notices.

## **Website**

Based on his research, Randall reported that he had purchased a subscription (\$300) to the online application, WordPress, which offers hosting, online records storage, public/private access and online payment capabilities. He said it will take several weeks to get up to speed on the software. Kathleen suggested we implement piecemeal if necessary. There was also a suggestion to look at other POA websites for “best of class” web designs.

## **Governing Documents Catalog**

Kathleen reported that the catalog was complete and would be helpful for future boards.

## **Jackie Easter Park Repairs**

The bulkhead needs backfill due to soil erosion from storms and wave action. Tom offered to mark all the spots along the bulkhead thus allowing contractor bids. Several companies were mentioned including A-1 Dirt and Street Brothers. Tom will solicit bids.

There are also dead trees that need to be removed:

- Three in Jackie Easter Park
- One in Bramlett Park
- One in Boat Ramp Park

While the Board received an offer from a property owner to pay for trees in one of the parks, the Board decided it was their responsibility. Tom will mark the trees and secure bids. Kathleen will notify the owners and thank them for the offer.

Bron shared with the Board that SHECO will fell dead trees near their electric lines free of charge, but they will not remove the debris. She said she would post this information on the Lakeview Estates Facebook page.

## **Real Estate Activity**

Several homes have been purchased including the following:

- Andy and Rita LaSalle purchased 1371 Lakeview Estates Drive
- E.J. Farhood purchased 1725 Lakeview Estates Drive
- Wesley Zarsky purchased 751 Lakeview Estates Drive

There was a suggestion that we include the code for the gate at Boat Ramp Park in our welcome letter. Kathleen will add.

## **Alligator Issue**

The alligator that likes to cruise our shores is 10-12 feet long. Tom Patton purchased a tag and has set the rig in the cove. The tag is good until September 30, 2022. If the alligator takes the bait, the tag owner is allowed to shoot it. Last meeting minutes described the process in more detail and provided a website.

## **NEW BUSINESS**

### **Architectural Control Committee/Real Estate Activity:**

Bron reported that the Anderson's new home is making progress. In addition, the Heller's remodel application was approved by the Board based on the recommendation of the ACC.

Anita and Bron are pursuing whether the lot lines for Bramlett Park are accurate. They are researching deeds, maps, etc. to give to a surveyor. There two plats to help explain the road/Bramlett Park boundary issue. The two plats have around a 30-degree variance in the angle of park/road boundary. The 1966 plat is filed in the courthouse and legally defines our Sec I lots and parks. There have been no revisions to this plat. The boundary needs to be surveyed.

Mary Reynolds privately commissioned the 1984 plat to sell her various tracts on the other side of our road. Knights currently own this land. Its boundary line twists the road direction along the park/road to a different orientation. Bramlett Park loses land with this plat. This is the plat that is being used by the appraisal district. It has never been submitted to the courthouse, is not in the records and is not our official Section 1 plat.

Anita is almost finished with work on title and chain of ownership, and Bron will soon start contacting surveyors, including Phillip Bourland and Will Watson (903-705-2558), to learn about their processes, costs, and timing. Kathleen has some old records she will check to help with the research.

#### **Public vs Private Information on the LEPOA Website**

There was discussion regarding making Board meeting minutes public. There was consensus that annual property owners' meeting should be public. Randall will contact Lavery for his input.

#### **OTHER BUSINESS**

##### **Management Certificate Revision**

The Management Certificate was revised to include the 1987 Articles of Incorporation. The prior Board determined that the document was filed with the Secretary of State but not the county. The law firm recommended we add it and file with the county. As President, Randall signed, and it was notarized. Tom will file it with the county and, after being returned to the LEPOA P.O. Box, will then send to Kathleen. She will have it posted to the website and filed electronically.

##### **Lake Shore Drive Paving**

The Board discussed the poor LED (Lakeview Estates Drive) road condition and noted that Lake Shore Drive in Holiday Shores (a Precinct 4 subdivision) has been paved. According to Mark Nettuno (commissioner for our Precinct 4) by way of Tom, they hired an engineer to price a new road for our community. The \$1.6 million needed may come from competitive grants that we have a good chance of winning. The county must match 10% or \$160,000. Mr. Nettuno indicated that amount was achievable. Residents are encouraged to call his office to express their concern about the condition of the road.

Our next meeting will be at Tom Patton's home 200 Deer Creek Lane.

#### **ADJOURN**

Claire motioned to adjourn the meeting. Kevin seconded the motion. All approved by a show of hands. The meeting ended at approximately 12:00 pm

Respectfully Submitted:



Kathleen Knolle, Secretary

[Lepoa.secretary@gmail.com](mailto:Lepoa.secretary@gmail.com)

#### **Attachments:**

YTD Profit and Loss Statement

YTD Balance Sheet

#### **Board Meeting Dates**

April 22, 2022

June 25, 2022

September 17, 2022

November 12, 2022

March 4, 2023

**Annual Property Owners Meeting Date**

April 22,2023