

LEPOA BOARD MEETING MINUTES

February 22, 2016 at 5:30pm

- Call to order by Kathleen Ransleben at 5:36 pm. Board members present are Paul Riley, Julie LaRue, Kathleen Ransleben and Wesley Diehl. Scott James was out of town on business.
- Mr. and Mrs. Carney are in attendance of the meeting to present concerns. Motion by Paul Riley to hear their concerns before Treasurer's Report is read, seconded by Julie LaRue.

Mr. and Mrs. Carney's expressed their concerns regarding a variance request made by Mr. Raymond. Detailed handout of concerns was given to each board member. The Carneys requested that a variance not be granted. The request for a variance by Mr. Raymond was denied by the LEPOA Board in November of 2015. Mr. and Mrs. Carney left the meeting after concerns were heard by the board.

- **Treasurer's Report:**

1) Presented by Kathleen Ransleben. Profit and Loss report was presented. Annual assessments payments are still being received. Due date is June 1, 2016. Motion to approve treasurer's report by Julie LaRue, second by Wesley Diehl.

- **Old Business:**

1. Point Park bulkhead update: Repairs that were agreed and voted upon by the board were made to the bulkhead. It was a fairly inexpensive repair and seems to be holding very nicely.

- **New Business:**

1. Website needs regular updating. We may need to assign this maintenance task to the board.
 2. LEPOA car stickers were mailed out. Everyone should have received them by now. This is a voluntary item if residents wish to place them on their car to further identify themselves as residents of our community.
 3. Additional entrance sign to be added to our new LAKEVIEW ESTATES entrance sign has arrived. It will be placed at the bottom of the large sign.
 4. Nominating new board members. Three seats will be up for nomination at the meeting in April. Two nominations have been secured. Secretary will send out an email asking for one additional nomination for the vote at the annual meeting.
 5. Annual LEPOA meeting will be held on April 16, 2016 at 10am at Bramlett Memorial Park. Bylaws were checked to confirm that the Board had the flexibility to set the date and time of the annual meeting. Paul Riley will cook up his famous brisket and sausage. Donation jar will be present at sign in table. Side dishes and beverages will be welcomed. In case of inclement weather, we will meet at 1257 Lakeview Estates Drive (Paul and Peggy Riley's home).
- Motion to adjourn meeting by Paul Riley, second by Wesley Diehl at 7:05pm.


Comments to the LEPOA Board at the Meeting February 22, 2016

- 1. Thank you to each of you who are serving on the LEPOA Board. I was on the board when we were drafting and getting votes to approve the restrictions we are now dealing with.**
- 2. In 2003 when we split lot 55 with Dennis and Sherma Raymond we did so because we did not want anyone building between us. We assumed this meant neither of us would build on their half of said lot (but, unfortunately, we did not get that in writing).**
- 3. In the fall of 2015 Dennis approached Tom with a request for a variance of 3 feet into the LEPOA 10 foot easement requirement. Tom was definitive that we would not agree to that variance. Dennis told Tom that the least they could get by with was a foot and a half variance. Tom restated that we expected the 10 foot easement to be adhered to. Nevertheless, he insisted Tom take their plans and discuss this with me. When we were leaving the next day I phoned Diana and stated that I was leaving their plans at their door and that we expected them to respect the 10 ft easement required by LEPOA.**
- 4. It was raining when we visited the lake in mid-December for the day and saw building supplies at the Raymond's. I called and spoke with Diana Raymond and restated that we expected the 10 foot easement to be adhered to.**

- 5. The next weekend the cement had been poured and the pilings erected. It was not raining so we walked the property line, pulled a string along the posts we had hammered securely along the surveyor's line in 2003 and measured to the pilings. The northeast corner piling was 6 ½ inches into the 10 ft required easement and that was before insulation, siding, corner boards, eaves etc. (which would approximately equal the foot and a half that was the minimum encroachment we had refused to grant).**
- 6. Dennis is an engineer and knows how to establish and adhere to easement requirements and his builder certainly should also. If the agreed, marked property line was to be disputed it should have been resurveyed and settled BEFORE the building project started!**
- 7. We have a recorded message from Dennis stating their knowledge of the encroachment on the easement dated December 19th, 2015.**
- 8. I spoke with Diana the following week after Tom discussed this matter with our lawyer and told them we expected them to remove the portion of the building that would encroach on the easement. I sent them a letter with a copy to the LEPOA Board stating this.**
- 9. The Raymond's have continued with their project.**
- 10. We expect the board to not grant a variance. For the long term value of Lakeview Estates Property Owners Association properties, the only solution is for the portion of the building encroaching on the required easement to be removed.**

Respectfully submitted,


Thomas Carney


Phyllis Carney