

**LEPOA Board of Directors Meeting 6/28/2016 Minutes**  
**Tony's Mexican Restaurant**  
**6:00pm**

In Attendance: Wesley Diehl, Paul Herndon, Bill Heller, Toby Everett and Kathleen Knolle

Absent: none

Meeting was called to order by Wesley Diehl. Bill passed out photos of the three parks where we have needed repairs.

**OLD BUSINESS**

Paul passed out the balance sheet as of June 28, 2016 and 2016 year to date transaction report for the treasurer's report. To date, bank account balances total \$65,473 with approximately \$8,000 balance due for the 2016 bulkhead assessment. One outstanding balance of \$450 remains for the one property owner's annual assessment. Bulkhead assessment prepayments for 2017 total \$1,250 at this time. The PO Box was checked about 5 days ago. Wesley made a motion to approve the treasurer's report. Bill seconded and all approved.

Wesley made a motion to approve the annual meeting minutes. Bill seconded the motion and the full board approved. Kathleen said she would have it posted to the LEPOA website.

Kathleen next reported that the website was up-to-date.

Point Park Maintenance was addressed in New Business.

**NEW BUSINESS**

The board reviewed the Board Calendar and Operating Policy. One correction was noted on the insurance policies. Kathleen will correct the duplicate entry. The next board meeting will be November 5, 2016 at 9:00am at Wesley's lake home.

Paul announced the 4<sup>th</sup> of July Parade that begins at 3:00 on Sunday July 3. While not a sanctioned Board event, the Board was happy to send an email notice to all property owners in early June.

Much discussion ensued regarding the pet proposal to curtail the number of pets per owner rather than by number of lots per owner. The proposal would require a change to the restrictive covenants. (Section 16) A majority of the property owners may amend the covenants per Article VI, Section 3. There was discussion around enforcement, loose pets, dogs from neighboring subdivisions, etc. The board agreed in general that this change would not really address individuals' issues but felt that the proposal could be formally presented and voted on at the 2017 annual meeting. Wesley offered to prepare a response to the Clears to be circulated among the directors prior to sending.

All directors concurred that the repaired park benches looked nice. The Clear's volunteered to repair them. While they did not request reimbursement for materials, the prior board allotted funds for the project.

The standing but dead tree at the Boat Ramp Park will be removed. Paul and Bill will contact a local tree cutter. The tree will be cut down at the base. A motion was made to approve up to \$500 for the removal. Toby seconded the motion and it was approved.

Paul volunteered to remove the two large downed branches at Bramlett Park.

The boat dock at the Boat Ramp Park needs to be repaired. Bill will blockade the entrance to the dock. Once the bulkhead is repaired, the Board will determine costs for replacing the decking. The current 2x12 boards need to be replaced with 2x6 boards and the dock level raised to ensure less future water damage. Paul will see if Ivy Construction can pound down the piling that is too high. The project was estimated to cost about \$500. The Board will call for an owners' workday for this and general clean up.

The photos of the bulkhead damage at Point Park were reviewed and the decision was made to make the repairs even though we are short of funds at this time. The full 400+feet will be repaired. Paul discussed the contract from Ivy Construction. Bill contributed his research noting that his calls indicated today's cost of \$200-250 per foot were competitive. The contract was shared and the down payment would be \$38,800 and then 25% of the total project upon completing of first 200 feet and then balance due upon completion. Fill dirt was not included in the proposal and the estimate was up to \$1,000 or less if Ivy can use some of the existing landscape to the left of the tree and picnic table. The total without dirt is \$77,600 (about \$194 per foot).

With \$66,000 in the bank, the Board still needs to retain about \$5,000 for operating expenses. We have about \$8,000 outstanding from 2016 bulkhead assessments. That leaves a deficit of at least \$8,000 for the project. If we collect more 2017 payments (approximately \$11,000 to still be collected), we can close the gap. We could also ask owners to loan the property owners' association funds at a nominal interest rate to be paid back with the 2017 proceeds. These loans would be unsecured per the covenants and other legal documents. The board could also impose an emergency assessment.

The suggestion resulted in Paul preparing an email to send to the property owners explaining the costs of the bulkhead project and asking for those that can to prepay the 2017 assessment as well as interest in loaning money for difference if needed. We will also attach photos of the erosion and damage.

We also discussed options for reducing the parks' maintenance expenses since usage is so low and costs are so high. We will need legal insights which we cannot afford this year. Paul said he had someone who could review our options at no cost . We will continue to discuss.

Paul motioned to adjourn the meeting. Toby seconded. All approved. The meeting was adjourned at 8:00pm.

Respectfully submitted by

Kathleen Knolle  
Secretary

**FINAL**