

# **Lake Asbury Lake Lot Owners Association Meeting Minutes**

October 15, 2018

## **I. Call to order**

Chairman Barrett called to order the regular meeting of the Lake Asbury Lake Lot Owners Association (LALLOA) at 6:34 p.m. on October 15, 2018 at Lake Asbury Community Center.

## **II. Roll call**

Present: Chairman Barrett, Treasurer Manly, Board Member Ruiz, and Secretary Pickens. Vice Chair Jones was absent. The board reached a quorum of four.

**III. Approval of minutes from last meeting.** Treasurer Manly moved to approve the September minutes. Seconded by Board member Ruiz with the addition in paragraph V. h. that Vice Chair Jones is developing a plan for trapping and disposing of nutria. Carried 4-0.

**IV. Treasurers Report.** Secretary Pickens moved to approve the Treasurers report. Seconded by Board Member Ruiz. Carried 4-0. Board Member Ruiz made a motion to approve checks 1361 through 1364. Seconded by Chair Barrett. Carried 4-0.

- a) 2019 Budget, 1<sup>st</sup> reading. Treasurer Manly presented the first draft of the 2019 budget.
- b) Behnken. We have one final bill from Quinonez.
- c) Delinquent payment update. Treasurer Manly presented an updated list of property owners who are behind in their dues. We now have 21 outstanding for a total of \$7,098.61 owed. One property owner sent dues but refused to pay interest.

## **V. Open issues**

- a) 245 Cokesbury Court - Air BnB
  - (1) AirBnB, 245 Cokesbury Court, Ms. Ellen Dillon.
    - (a) Treasurer Manly made a motion to send a cease and desist (running an AirBnB rental property). Secretary Pickens will send a cease and desist letter signed by Chair Barrett by first class mail. Audience member and realtor, Carol Weisenburger, provided information from the property appraisers website that said, “ If you own a single family residence with a homestead exemption and rent a portion of your home, the rental of all or substantially all of your home would constitute abandonment of homestead and Save Our Homes Cap which would result in a subsequent increase in property taxes.” It also says, “Failure to report the rental of your home may result in your homestead exemption and the save our homes cap benefit being back taxed by recording a lien on your property.”
  - b) 245 Cokesbury Court - Duck pen. The letter is ready to mail upon confirmation that the ducks are still there.

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- c) Fine Process. Development and research will continue until there is a system that is effective and fair.
- d) 107 Arthur Moore. Being handled by Vice Chair Jones. Tabled for this meeting due to his absence.
- e) Signs. Secretary Pickens made a motion to purchase more signs from Goble Signs: 3 entrance signs stating that Lake Asbury is a deed restricted community and a private property sign for the South Lake Asbury boat ramp. Seconded by Chair Barrett. Carried 4-0.
- f) Accessible website.
- g) Nutria update. Tabled until Vice Chair Jones can report.
- h) Letters to Quinonez, Kendrick, and Dillon. Secretary Pickens will send a release letter to Ms. Quinonez, an engagement letter to Mr. Kendrick, and the cease and desist letter to Ms. Dillon.

**VI. New Business**

- a) Lake Rules review and update. Tabled until next meeting
- b) D & O Liability Insurance. Treasurer Manly presented the bill from HUB International for \$8,042.25. Signed by Chair Barrett
- c) Fall Festival, November 17<sup>th</sup>.

**VII. Plans Approval**

- a) Trudy & Brian Sowers, 714 Hazelwood Court, pool deck remodel with pergola, seating wall and fire pit. The plan needs to be reviewed on site.
- b) Bruce McDougal, 456 Wesley Road, small dock and bulkhead plan presented by Lanita Rayfield. Approved.

**VIII. Adjournment**

Chairman Barrett adjourned the meeting at 8:16 p.m. Seconded by Secretary Pickens. Carried 4-0.