

Lake Asbury Lake Lot Owners Association Meeting Minutes

December 17, 2018

I. Call to order

Chairman Barrett called to order the regular meeting of the Lake Asbury Lake Lot Owners Association (LALLOA) at 6:35 p.m. on December 17, 2018 at Lake Asbury Community Center.

II. Roll call

Present: Chairman Barrett, Treasurer Manly, 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 November minutes. Seconded by Member Ruiz. Carried 4-0.

IV. Treasurers Report. Secretary Pickens moved to approve the November Treasurers report. Seconded by Member Ruiz. Carried 4-0. After discussion with the board, A motion by Chair Barrett to approve checks 1371 through 1376 was made and seconded by Member Ruiz. Carried 4-0.

- a) Delinquent payment update. Treasurer Manly presented an updated list of property owners who are behind in their dues. Letters of Intent to Lien were mailed to 19 delinquent property owners from Attorney Kendrick. Amount outstanding \$7,995.92 minus two recent payments of \$1,373.12 and \$691.78.
- b) Received payments from 2 delinquent property owners. Property owner A has involved his attorney. Our LALLOA attorney Mr. Kendrick, will be requested to respond to that property owner. The second check from Property Owner B was discussed. His issue was that he purchased the property in late December and thus never received the original invoice. He did not receive the late notice either. But he did not pick up the LALLOA demand letter sent USPS Certified Mail. We offered to compromise by waiving the attorney fees if he paid the dues, late fee and all interest. Chair Barrett will contact him.
- c) Treasurer Manly discussed the possibility of moving \$30K from the checking account to the savings account. Mr. Hallquest suggested checking the interest rates to see if that would be worthwhile. Chair Barrett made a motion to move \$30K from checking to savings if the interest rates made if favorable. Seconded by Secretary Pickens. Carried 4-0.

V. Open issues

- a) 245 Cokesbury Court - Air BnB. Member Ruiz made a motion to refer this case to the Attorney Kendrick for a Cease and Desist letter. Treasurer Manly seconded. Carried 4-0.
- b) 245 Cokesbury Court - Duck pen. Pen is still standing bur no ducks seen in the pen, no proof.
- c) Fine Process. Tabled for a future project.

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- d) Signs – New HOA sign for 3 entrances & sign for ramps. Being handled by Vice Chair Jones. He has installed new signs at the ramps. However he has not been able to install the HOA Deed Restricted Community signs at the 5 entrances yet.
- e) Website Improvements. Treasurer Manly and Secretary Pickens met with Bobbi Nagle of Unicorn Web Development. Discussion included upgrading website to ensure ADA compliancy, improvement of the poor email service with unlimited storage, purchasing of domain name lalloa.com., ability to fill-in and submit LALLOA forms via the webpage and accepting on-line dues payments. This will be an ongoing project in 2019.
- f) Nutria update. Vice Chair Jones was not at the meeting so no update.
- g) Brush by the South Lake has been cleaned out. Maintenance will need to occur at regular intervals to keep under control.
- h) Using key cards instead of locks at the gates. Member Ruiz has done considerable research and with our current dues, this is not an affordable option for LALLOA. Cost would be in the neighborhood of \$20K.

VI. New Business

- a) Lake Rules review and update. The 2019 LALLOA Lake Rules was reviewed and approved.
- b) Properties continue to be sold without estoppels or the new owners given information about LALLOA. The new signs at the entrances (Deed Restricted Community) should be some help. This is the responsibility of the selling agent. Treasure Manly is researching this issue to identify alternatives and corrective actions.

Secretary Pickens resigned the board effective immediately. She brought the materials to transfer to the new secretary and turned them over to Chair Barrett. She was a wonderful secretary and board member offering an invaluable service. She will be missed. Thank you Melody! This leaves an opening on the board. Board is looking for volunteers to fill position.

VII. Plans Approval - No updates on these items were discussed

- 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. Board member Ruiz is point on this.
- b) Jeff Evans, 264 Wesley Road, replacing bulkhead, new dock house. Vice Chair Jones will get with him.
- c) Presented at meeting: Robert Graham, vacant lot between 492 Wesley and 229 Candler Court, bulkhead & retaining wall. Vice Chair Jones is point on this.

VIII. Adjournment

[Chairman Barrett adjourned the meeting at 7:43 p.m.](#)