

Lake Asbury Lake Lot Owners Association Board Meeting Agenda

May 18, 2020

*Meeting Scheduled Start Time: 6:30pm

Location: Lake Asbury Community Center (Next to the Branscomb Rd Fire- Station)

Due to the current declared state of emergency, the Board will hold a shortened meeting in the park next to the Community Center facility. The meeting will not be open to the public recognising protocol recommended by the CDC. The Board considers the change on a month-to-month basis, being in the best interest of the residents.

1. **Call To Order:** (Russ Jones) **6:30am**

2. **Roll Call:** (Mark Wantage)

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|--------------------------|---|----------------------------|---|
| ○ Russell Jones (Chair) | P | ○ Mark Wantage (Secretary) | P |
| ○ Open Seat (Vice Chair) | P | ○ Brian Ruiz (Member) | P |
| ○ Kay Manly (Treasurer) | P | ○ Jacky Bently (Member) | P |

3. **Approval of March Meeting Minutes** (Russell Jones)

- Welcome of Jackie Bently as New Board Member stepping in to fill the remaining term of Debbie Barrett whose resignation was reluctantly accepted at the April Board meeting.
- **Motion to Approve March Minutes: KM, 2nd: BR, Vote: 5-0-0 Motion Passed**

4. **Approval of April Meeting Minutes** (Russell Jones)

- **Motion to Approve April Minutes: RJ, 2nd: BR, Vote: 5-0-0 Motion Passed**

5. **Board Chair's Opening Comments:** (Russell Jones)

No opening comments

6. **Treasurer's Report:** (Kay Manly)

- Account Activity
- **Motion to Approve Account Report: DB, 2nd: RJ, Vote: 5-0-0 Motion Passed**
- Delinquency Report
- **Motion to Approve Treasurer's Report: DB, 2nd: RJ, Vote: 5-0-0 Motion Passed**
- Bank Activity

- **Motion to approve payments check numbers 1491,1492, 1493, 1494, 1495: BR, 2nd: JB, Vote 5-0-0 Motion Passed**

7. Planned Events: *(Russell Jones)*

- Annual Meeting
 - i. Set Date: Target Date set to July 25, 2020 as the Community Center was booked on July 18. Ms Manly to confirm availability of the Community Center.
 - ii. Set Agenda: In anticipation of continued social distancing requirements due to COVID-19 the annual meeting agenda is to be minimized to just annual meeting business and the board election count.
- Board Member Election
 - i. Approval of Ballot: Ballot will include a place for a write- in candidate. Four Seats will be up for the electionCurrently three people have approached the Board asking to have their name placed into consideration. The Board Secretary and Treasurer will work together to assemble and mail the ballots.
 - ii. Set Ballot Counting Date: to occur at the annual meeting, est. July 25

8. New Business: *(Russell Jones)*

- Lake Lot (Articles of Incorporation) or Lakelot (more recent usage documents)

**Motion to Approve spelling as “Lake Lot” on official LALLOA documents:
JB, 2nd : BR, Vote: 5-0-0 Motion Passed**

- Filing of Plan Review Committee (PRC) Members with County Clerk of the Court
 - i. Three members installed by LALLOA Board
 - ii. As required by current LALLOA By-Laws and not required by the county or state
 - iii. Approval of letter to be filed with the Clerk of the Court

After a discussion the Board decided to hold off on filing the names of the committee until the 2020 LALLOA Board elections.

Jacky Bently was added to the PRC committee

- Discussion of potential update of LALLOA Covenants
 - i. Possible filing of 2009 document
 - ii. Board directed the Board Secretary to file the LALLOA Restricted Covenants (Dated December 21, 2009) with the Clay County Clerk of the Court.

- Russ Jones brought to the attention of the Board Kids have been seen jumping the South Lake boat ramp fence. The fence is in need of repair/replacement. An estimate of \$4,400 has been offered. Russ Jones offered to seek additional bids for the project. The Board agreed with the concern of the condition of the South Lake fencing and authorised Russ Jones to seek additional estimates.

9. Public Comments: *(Mark Wantage)*

- Meeting not open to the public due to mandatory state quarantine.

10. Plan Review Committee: *(Brian Ruiz)*

- Unauthorised construction
- Plan applications submitted in review
 - i. 248 Bush Ct: No application submitted. Henry White Present at the May Board Meeting. Owner Henry White (new owner of 248 Busch Ct) had started conversations in May with the PRC concerning his desire to build a fence. Mr. White was present at the Board meeting to express his concern that the Board would reject his application to build a fence around his property. Mr. White stated his concern about his new neighbor as justification for his proposed fence design. The Board asked Mr White to submit an application for the committee to review. Mr White said he would send in the application.
 - ii. Mark Wantage, Board Secretary, asked to speak as a LALLOA member and not as a representative of the Board. Mr. Wantage stated Mr. White is his new neighbor and he (Wantage) was the neighbor Mr.White mentioned. Mr. Wantage stated he needed to correct several of Mr. White's mischaracterizations made in his statement to the Board.
 - iii. Jackie Bently stated once Mr. White sends in an application and the PRC is able to properly review the proposal the PRC will make their recommendation based on the application.
- Plans ready for LALLOA Board action
 - i. None

11. Adjournment: *(Russell Jones) 7:52am*
