

Lake Asbury Lake Lot Owners Association Board Meeting Minutes

AUGUST 20, 2020

*Meeting Scheduled Start Time: 6:30pm

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

All in attendance are asked to follow CDC COVID-19 recommended protocols and practice social distancing.

Call To Order: (Russ Jones) **6:30 pm**

1. Pledge of Allegiance to the Flag and Opening Comments (Russ Jones)

- Election Results: Jackie Bently, Troy Rankin, Brian Ruiz, Chris Russel

2. Roll Call (Mark Wantage)

- | | | | |
|------------------------------|-----------|----------------|------------------|
| ○ Russ Jones (Chair) | P | ○ Chris Russel | P |
| ○ Kay Manly (Treasurer) | P | ○ Brian Ruiz | P (Phone) |
| ○ Mark Wantage (Secretary) | P | ○ Jacky Bently | P |
| ○ Troy Rankin | NP | | |

3. Approval of June Meeting Minutes

Motion to Approve: Manly, 2nd: Bently, Vote: 4-0-0, Motion carried

4. Approval of Annual Meeting Minutes

Motion to Approve: Manly, 2nd: Bently, Vote: 4-0-0, Motion carried

5. Election of Board Officers

By vote of the Board members:

Chairman: Russ Jones, Vice-Chairman: Jacky Bently,

Treasurer: Kay Manly, Secretary: Mark Wantage,

6. Creation of Committees

- Grounds Committee: The Board will act as the grounds committee
- Plan Review Committee: Chairman: Brian Ruiz, Members: Chris Russel, Jacky Bently
- Violations Committee: Hold on creation of committee

The Board is conducting a full review of the current governing documents. Recommendations will be presented to the Board concerning possible changes, additions, and updates for the full Board's consideration. Formation of new committees will be addressed after the review is complete or further Board actions are proposed.

7. Treasurer's Report

- Treasurer's Report including Account Activity

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- Delinquency Report
- Bank Activity

Motion to approve payment checks #'s 1508, 1509, 1510: Bently, 2nd: Russel, Vote: 5-0-0, Motion carried.

Motion to approve Treasurer's Report: Bently, 2nd: Russel, Vote: 5-0-0, Motion carried.

Review of proposed 2021 Budget to be formally presented at the September Board meeting.

8. By-Laws and Covenants

Manly: Attorney is in the process of a full review of governing documents, Attorney expressed concerns filing of documents with the county. Follow-up/ update in September.

9. Annual Meeting: Membership Concern (Russell Jones)

Due to time constraints (August meeting), Item #9 will be addressed during the September Board meeting

- HOA must work to protect property rights
- Properties with large trailers
- Properties with multiple sheds
- Junk piles in yards
- Several businesses being run out of residences (i.e. construction, auto, vacation rentals)
- Overloaded boats on lake
- Kids on jet skis trying to hit wildlife
- Are property Owners liable for a accident on the lakes
- Concerned over the apparent lack of enforcement of rules
- Shooting ducks and turtles in lake
- Building out property beyond property line into lake (Theft of LALLOA community property)
- Silt from County culverts filling in (clogging) inlets
- Rules and county codes must be enforced or conditions will only get worse

10. Carryover business from previous month agenda: (Russell Jones)

- South lake fence repair/replacement: **Work in progress**
- 248 Bush Court non compliant fence: **Item held pending completion of LALLOA governing document review/ revitalization.**

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- Tree down in South Lake, 703 Author Moore: **Contact was made with the owner. Working with the owner to resolve.**
- Use of off-duty sheriff's patrol on water
 - i. CCSO Officer Maher - Schedule a Conference Call
 - 'NO WAKE ZONE" and "NO PARKING" signs
 - Safe Boating Enforcement

Phone conference scheduled with Deputy Maher

- Establishment of a Fine Policy and Fee Schedule
Item held pending completion of LALLOA governing document review/ revitalization.

11. **New Business:** (*Russell Jones*)

- *Two loads of rubbish removed from NorthGate Boat ramp-- Russel*
- *Jones to review landscape mowing contract to verify if coverage includes shrubs and weeds*
- *Question raised concerning ESTOPPEL fees. A member commented the fee is an insult to current property owners.*
- *Russel asked why LALLOA is paying property tax for LALLOA community boat ramps and parks. Further review will follow.*

12. **Plan Review Committee:** (*Brian Ruiz: Committee Chairperson*)

- Plan Review Application 204 Jessie Lee Ct. Solar Panel Installation

13. **Public Comments:** (*Russell Jones*)

Amphibious plane landing on the lake. Concern over possibility of hitting a swimmer or kayaker. Calls to the FAA have not provided answers. The FAA requires identifying numbers from the plane(s) in question. Residents are encouraged to video any landings/ takeoffs.

14. **Adjournment:** (*Russell Jones*) **8:17pm**
