

Lake Asbury Lake Lot Owners Association Board Meeting Minutes

January 18, 2021

*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

- **Pledge of Allegiance to the Flag and Opening Comments**

- **Roll Call**

○ Russ Jones (Chair)	Present	○ Chris Russel	Present
○ Kay Manly (Treasurer)	Present	○ Brian Ruiz	Not Present
○ Mark Wantage (Secretary)	Present	○ Jacky Bently	Present
○ Troy Rankin	Not P		

- **Approval of December Meeting Minutes**

- Motion to approve with typo corrected: Manly, 2nd: Bently, Vote: 5-0-2 Motion passed

- **Treasurer's Report**

- Treasurer's Report including Account Activity and Delinquency Report
- Bank Activity
 - December Activity: Checks # 1530 - 1535 Total \$1,360.20
 - Motion to approve: Bently, 2nd: Russel, Vote: 5-0-2 Motion passed
 - January Activity: Checks # 1536 - 1541 Total \$874.82
 - Motion to approve: Jones, 2nd: Russel, Vote: 5-0-2 Motion passed
- LALLOA Member Annual Invoice (Delay)
 - Invoices to membership will be mailed out next month based upon the status of the MRTA revitalization project. Mailing delayed for vote on revitalization.

- **By-Laws and Covenants**

- The Marketable Record Title Act (MRTA)
 - Members Signature Status
 - Total number of LALLOA member properties (lots): 447
 - Threshold for filing 50% plus 1: **Target # 225** Current Actual # 235

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- The threshold to revitalize was reached. The window for receiving consent forms remains open. On January 26 consent forms received to date will be delivered to the LALLOA attorney.
- All lot owners who did not return a consent form will be receiving a printed copy of the Covenants and By-Laws, documents, and forms as required by statute.
- Board members will gather together to sort the documents to be mailed to members who did not return a signed consent form. A best date and time to be determined.
- **Carryover business:** (*Russell Jones*)
 - No carryover business
- **New Business:** (*Russell Jones*)
 - Lake Asbury Boat Ramps
 - North Lake Ramp rebuilding Project: Russ Jones, on behalf of the Board, will be seeking multiple bids for the rebuilding project. A set of standardized requirements will be used in the bid process.
 - Lake Asbury Municipal Service Benefit District (LAMSBD) will be drawing down the lake level in order to rebuild the drawdown kettles. The date of the draw down has yet to be determined. The planned drawdown will not occur earlier than fall of 2021. No date has been scheduled. Advance notice will be issued.
- **Plan Review Committee:** (*Brian Ruiz: Committee Chairperson*)
 - Lake Lot: 558 Branscomb Andrew & Cynthia Blakeslee - new home & Bulkhead (Retaining Wall)
 - Lake Lot: 236 Candler Ct. Shane Parks - Dock/Boathouse New
 - Lake Lot: 211 Cokesbury Ct. Michael Fuhrman - Repair & Replace existing bulkhead
 - Lake Lot: 221 Cokesbury Ct - Jeff & Hope Gilland - Rebuild existing bulkhead new build boathouse over existing dock and boatlift
- **Public Comments:** (*Russell Jones*)
 - Debra Barrett, 254 Wesley Rd :

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- What can the Board do about a floating dock (platform) that is about 41'; anchored well beyond the fifteen foot limit for a dock?
 - Bentley stated the Board would need to investigate the issue and a letter could be sent to the member who owns the platform if found not compliant.
 - The Board will Investigate and report back the findings and any followup actions.
- Mark McMillan, 602 Lake Asbury Drive:
 - (Question/Statement) Stated documents mailed by the Board stated The minimum home square footage was 1,500 square feet.
 - The documents mailed by the Board for revitalization hold to the original requirement of 900 square feet for a dwelling. The 1,500 square feet statements from the "2009" documents that were filed in error.
 - How Did the "2009" documents get filed?
 - The documents were thought to be current and in effect. Simultaneous to the filing, the Board initiated a forensic review of LALLOA governing documents. An attorney was hired for that effort. It was then the filing error of the 2009 document was discovered. The revitalization will correct the error.
- Alton Davis, 500 Lake Asbury Drive:
 - Are the 2001 By-Laws current?
 - Yes. They are the original filed By-Laws to be revitalized with the state.
- Ronald John, 584 Lake Asbury Drive:
 - (Question/Statement) My house plans were approved by the Community (not LALLOA). Never received a copy of By-Laws or Covenants from the closing on his property.

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- General discussion of the matter without a conclusion from whom he received approval.
- Karen McMillan, 602 Lake Asbury Drive:
 - How does the Board enforce the rules? There are violations all over the place. What does the Board plan on doing about enforcing the rules?
 - The Board agreed with her assessment. The first step is the revitalization of the LALLOA governing Covenants and By-Laws. The revitalization will provide a clear first step in the effort to define what the Board can and cannot effect. The revitalization also provides greater transparency for the membership of the governing documents and rules.
 - We need a community to ultimately define what they would like convenates, rules and restrictions to be, or not be and how they should be enforced
- Len Sims, 1024 Haynes Court:
 - New to the neighborhood and we do not know who you (LALLOA) are. We did not receive any documents at closing.
 - Discussion about Lake Asbury Community Association and LAMSBD.
 - LAMSBD holds the taxing authority.
 - LALLOA needs to improve its outreach to the (new) members.
- Lee Goodnight, 614 Brandsomb Road:
 - (no question) Clarification of formation of LALLOA from the original LAMSBD. The LAMSBD was the first service district in the state.
- Linda Cassidy, 875 Arthur Moore Drive:
 - (Question/Statement) There has been a breakdown of communication over the years. Lakelighter newsletter went from printed copy to being online. It would be good to go back to printed copy.

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- The Lake Asbury Community Association puts out the Lakelighter.
Sending out printed copies became very expensive hence the move to being online.

- **Adjournment:** *(Russell Jones)*

- 7:45 pm
