

Lake Asbury Lake Lot Owners Association Board Meeting Minutes

March 15, 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) NP
 - Kay Manly (Treasurer) P
 - Mark Wantage (Secretary) P
 - Troy Rankin P
 - Chris Russel P
 - Brian Ruiz NP
 - Jacky Bently (Vice Chair) P
- **Approval of January Meeting Minutes**
 - Motion to approve January Minutes with Manlys adding detail to MRTA related check approval: Bently; 2nd: Manly: Vote: 4 - 0 - 3; Motion Passed
- **Treasurer's Report**
 - Treasurer's Report including Account Activity
 - MRTA compliance total cost to-date: \$7,081.20
 - Bank Activity
 - Motion to approved checks 1551-1556 as presented in Treasures report: Bently; 2nd: Manly: Vote: 5 - 0 - 2; Motion Passed
- **By-Laws and Covenants**
 - The Marketable Record Title Act (MRTA) status
 - Total LALLOA member lots after records review: 449
 - Consent forms continue to be received: Number was 246, now 255
 - Exhibit A: MRTA Revitalization Update
 - Revitalization next steps
 - Filing of MRTA documents The State and County charge Is based upon cost per page
 - Motion to authorize Manly to pay charges up to a total of \$2,300. Manly; 2nd: Bently: Vote: 5 - 0 - 2; Motion Passed

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- Russell noted for the record: The entire book of governing documents would require refilling with the State and County for any change made to the governing documents (even if a minor change or edit). The effort and cost would be the same as we paid for the MRTA filings. The Board should consider consolidation of the governing documents to reduce the number of pages without changing the content of the documents themselves.

- **Carryover business:**

- **New Business:**

- Possible Lake(s) draw down by State or LAMSBD

- **Plan Review Committee:** (*Brian Ruiz: Committee Chairperson*)

- None

- **Public Comments:**

- Ronald Johns "Any notice given to anyone signing about the additional assessment being proposed (\$1,200) each lot for the Dam repair?"
- Answer: The Dams are managed by LAMSBD and any costs associated with Dam maintenance and repair can be answered by LAMSBD. LAMSBD meets every first Monday of the month.
- Flo LaBeur: "Are the restrictive covenants going to be changed in the near future?"
- Answer: There is no plan to make changes to the restrictive covenants. Once LOLLA has fulfilled the requirements under MRTA a discussion with the community will begin concerning the LALLOA memberships desires to add/ amend/ or leave alone the current governing documents. Any process to make changes would be similar to the process followed for the members consent to revitalize just completed.
- Loni: "Are covenants going to be available?"
- Answer: The Covenants and By-Laws are posted on the LALLOA website. All members who did not return Revitalization consent forms will soon be receiving a printed copy in the US mail.
- Carol Weisenburger: Provided an overview of the recent emergency workshop of LAMSBD regarding the condition of the valves of Lake Asbury. Summation of Ms Weisenburger's comments: A inspection/study of the dams has lead LAMSBD to the point of taking action to

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make the valves and dams safe and reliable. The current condition of the dams is serious and requires immediate corrective action. The condition and operability of the North Dam overflow/relief valve(s) is questionable. All dams' ability to withhold a major rain event is in question. The state is involved and will require immediate corrective action. LAMSBD and their engineer Taconi Engineering are developing a plan to repair and upgrade the dams to meet the state requirements. The state requirements include the ability to handle a 500 year rain event (up from the original design of 100 year event). A lake drawdown may be required in the very near future. There may be an added cost to the LAMSBD residents, either through LAMSBD increase in tax or via the state. The cost is not known at this time. Keep updated by monitoring the LAMSBD website and attend the monthly meetings (1st Monday of each month). Stay alert for an emergency meeting likely to be held at any time this month (March).

- **Adjournment:** 7:35 pm