

Lake Asbury Lake Lot Owners Association Board Meeting Minutes

July 18, 2022

*Meeting Scheduled Start Time: 6:30pm

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

Call To Order: (*Barrett*) **6:34 pm**

- **Pledge of Allegiance to the Flag and Opening Comments** (*Barrett*)
- **Roll Call**
 - Debbie Barrett (Chair)
 - Jacky Bentley (Vice Chair)
 - OPEN - due to resignation
 - Kay Manly (Treasurer)
 - Chris Russell (Secretary)
 - Mark Wantage –ABSENT
 - OPEN -Seat had no names for election
- **Welcome Message - (*Barratt*)**
 - Empty seats - There are two empty board seats remaining on board
 - No volunteers this month
- **Approval of June 20, 2022 Meeting Minutes** (*Barrett*)
 - *Motion to approve by Bentley and Seconded by Russell - approved by all*
- **Treasurer's Report (*Manly*)**
 - Treasurer's Report of prior month Account Activity
 - *Motion to approve by Bentley and Seconded by Russell - approved by all*
 - Checks to Approve #1646 - #1651
 - *Motion to approve by Bentley and Seconded by Russell - approved by all*
 - Bentley noted the estimated cost for MRTA Revitalization was low due to Legal Expenses that were higher than expected.
- **Bylaws and Covenants** (*Manly & Russell*)
 - Status and Report out results from Conference Call with attorney.
 - How to establish key fee: Attorney suggests considering we own the ramps, and our need for funding, we change locks and charge for keys. Need to develop methodology and process. Possibly target an each key fee of \$100 - \$150. Need to have discussion on decals – do we need decals for boats and tow vehicles?

- Lake Rules need to be Memorialized per instructions from the attorney. Volunteers needed. Suggestion was made that we ask our attorney to draft an outline for us to follow.
 - Estoppels are often a requirement by closing companies and we can continue to provide as needed and charge reasonable fee.
 - Can the Board accept partial Units or is the standard going to be the whole/entire unit or nothing? The Attorney's response was that if the entire unit did not accept, the LALLOA could accept individual properties within the unit.
 - Concern was expressed with insurance, how does LACA work their community insurance since they are not an HOA - Manly will research.
- Bentley made a motion to have the attorney draft a letter notifying the community of the new key fee \$50. Seconded by Manly. - all approved Note: methodology still needed to enact this process.
- Bentley suggested all vehicles have a LALLOA decal on the vehicle when parking on LALLOA Property.
- Status of Affidavits for Units 8 and 2B - Majority for each unit have signed and the affidavit has been notarized. Manly delivered the forms to the Attorney who has prepared the required accompanying documents and will deliver them to DOE.
- Revitalization Project Updates
 - Current Targeted Units: – Forms are being received from Property Owners within each unit and we are close to reaching the required majority.
 - Unit 1, Replat 1 and Unit 2 - 71 lots - needs 37 forms and 34 are on hand
 - Replat 2, Unit 1A and Unit 2A - 29 lots - needs 16 and 13 are on hand
 - Email sent May 27 to all property owners from the targeted units that have provided email addresses
 - A notice was sent to ALL affected property owners in the targeted units via USPS June 14. This notice included a blank consent form and return envelope
 - All of the documents were printed and mailed via USPS on July 5th, to all property owners in affected units who had not returned a signed Consent Form
- Next Targeted Units include the remaining homes on Lake Asbury & Lake Ryan. Kay will confirm we have the 3 required committee members within each unit.
 - Unit 3 Lake Asbury - 68 Properties
 - Unit 6 Haynes Ct - 19 Properties
 - Unit 18 Lake Ryan - 32 Properties

- **Lake Watch & Storm Water** (*Wantage & Giebieg & Clemons*)
 - Lake Watch Report - report delivered by Mike Clemons - of note the nitro level was reported to be 3x lower than it was in the 1st report. He is working to train a volunteer to begin collection of samples from Lake Ryan.
 - Weeds & Algae - Mike Clemons and Walt Giebeig are working to obtain bids from commercial businesses to resolve the weed issue.
 - Storm Water - Mark Wantage reports that he has been meeting with the county manager and the Public Works director. Last discussion concerning Hazelwood included interest in building a retention pond to resolve some of the issues in that area.

- **Carry Over Business:** (*Barrett*)
 - How do we collect funds in 2022? - See notes above
 - Fireworks - Labor Day - show put on by Ryan Allen gratuitously - (*Russell*)
 - Certificate of Insurance needed
 - How do we communicate to the community – Send email to all that have registered their email address with Wanda Green for the Lakelighter. Also post on the LACA Marquee.
 - Pol at meeting shows 77% at meeting agree with having these fireworks
 - The Lakelighter - needs an article for September
 - An alligator was seen on Haynes Court - Trapper reported June 29 that he has not been able to catch sight of the gator. Permit has expired, issue closed.
 - Tree in Lake Asbury in the Aldersgate finger - Reports have been received that the tree has been removed.
 - A home on Lake Asbury was reported on June 13th to have added a truck load of sand to their shore line. This issue was closed as a visit with the property owner revealed that he dug out 3 feet into his own property to create the beach area.
 - No Wake Signs – discussion tabled for discussion at a later meeting.
 - New Mailbox has been installed and in use - pending the invoice from LACA
 - LAMSBD - Alton Davis reported that LAMSBD has approved hiring Hanson Engineering, Design will start in October 2022 after phase I has ended. Budget approved a tax amount on property owners of \$2400.
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- **Plan Review Committee:** (*Bentley & Russell*)
 - A third member is needed for this committee
 - PAR Form – Chris sent a draft to the board requesting review of an amended PAR form. Input from board is needed
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 - **New Business** (*Barrett*)
 - Lock on Lake Asbury Ramp was damaged and replaced with a spare lock. Damaged lock was repaired for \$35. It is being held as the new spare lock.
 - Chain on Lake Asbury Ramp was cut on July 4th. This is a criminal act of Breaking and Entering. Photos of the boat and truck were taken by a passer-by. This is under investigation.
 - An alligator has been reported in the Aldersgate finger. This has been reported to FWC and a permit issued. Pending report from Gator Trapper
 - Gators have also been reported in Lake Asbury at the dip area on Wesley Rd and at the Lake LARC dam.
 - Ladies Activity Club Updates (*Manly & Barrett*)
 - Tee-Shirts and other LA Gear to be sold at events
 - Next Event – TBD
 - **Public Comments:** (*Barrett*)
 - **Adjournment: 8:10** (*Barrett*)
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