

Lake Asbury Lake Lot Owners Association Meeting Minutes

July 17, 2023

*Meeting Scheduled Start Time: 6:30

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

Call To Order: *(Barrett)*

- **Pledge of Allegiance to the Flag and Opening Comments***(Barrett)*

- **Roll Call**

- Debbie Barrett (Chair)
- Mike Bunn (Secretary) ABS
- Mark Wantage
- Kay Manly (Treasurer)
- Danny Hedberg
- Bill Schoenberger
- Patricia Smith

- **Welcome Message -** *(Barratt)*

- Message from Chair - Barrett thanked the team that cleaned up the floating weeds at the North Lake Dam and an area on Aldersgate. The team was composed of volunteers, their trucks, trailers, a bobcat and even a dumpster was placed at the North Lake Ramp. They got into the muck and mire and extracted loads of floating weeds; a great cooperative effort from these volunteers. A huge thank you goes to Steve Rizzo, Bill & Sandy Schoenberger, Mike and Kim Clemons, Diane and Lee Poidevent, Will Hammons and I'm sure we missed some names. Thank you also to the LA Community Association as they offered a place behind the Community Center for us to dump the weeds.
- Steve Rizzo stated that another community effort is needed and he will be looking for volunteers.

- **Approval of prior Meeting Minutes** *(Barrett)*

- Motion to approve the June 19, 2023 Meeting Minutes made by Schoenberger, second by Smith approved by all.

- **Treasurer's Report** *(Manly)*

- Motion to approve Treasurer's Report of Junel 2023 Bank Activity made by Schoenberger, seconded by Barrett, approved by all
- Motion to approve Checks to Approve #s 1714-1717 made by Hedberg, seconded by Schoenberger, approved by all
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- **LLOA&P Membership Update -** *(Manly)*

- Total LLOA&PO fees collected to date - \$20,800
 - The current LLOA&PO Membership count to date
 - Supporting Members - 198
 - Full Members - 105

- **Election of Officers**
 - Chair Motion to elect Barrett as Chair made by Manly, seconded by Schoenberger, accepted by Barrett and approved by all
 - Vice Chair Motion to elect Barrett as Chair made by Manly, seconded by Wantage, accepted by Schoenberger and approved by all

 - Secretary Motion to elect Barrett as Chair made by Barrett, seconded by Schoenberger, accepted by Smith and approved by all

 - Treasurer Motion to elect Barrett as Chair made by Barrett, seconded by Schoenberger, accepted by Manly and approved by all

- **Other Key Tasks**
 - Manage & Monitor information on the website - Bunn
 - Monthly posting of meeting notice signs - Barrett
 - Communications with Attorneys - Schoenberger & Bunn
 - Plan Approval Committee – Bunn, Hedberg
 - Manage Ramp Properties – Regularly walk grounds to identify maintenance issues - Schoenberger
 - Lawn Company Liaison – work directly with lawn companies, ensuring contracts – Barrett
 - Water Quality - Wantage

- **New Business** (*Barrett*)

- Title insurance on the two ramp gate properties - Title Search was conducted on North Dam clearly showing access to the ramp is owned by LALLOA.
- Is a new insurance policy necessary on dams for failure/damage considering issue with South Lake dam damage and impending construction on Lake Asbury dam – Manly has contacted HUB with detailed description of the LALLOA deeds with Co-Ownership with LAMSBD as well as description of upcoming construction. Pending response from underwriter
- List of Q&A from attorney – Schoenberger has a drafted response from our attorney and will review the response following the business meeting to ensure adequate time is given to the topic for input and discussion of the responses.
- Properties with a dock or boat house in violation – Concern is with the docks being recently built extending more than 15 feet into the Lake. Schoenberger is working with Attorney to define our options. Our understanding is that we can take it to Civil Court. Schoenberger will obtain clarification.
- Fireworks on Labor Day – Wantage is handling
 - Working with Ryan Allen to ensure he has what is needed for safety measures (closeure of South Lake Boat Ramp area)
 - LALLOA & LACA needs a current COI - Manly will contact Mr Allen
 - Crowd control on the dam - G Hendry needs to be notified
 - Communications to all LA Residents – Email will be sent, message on the LACA Marquee and Notice on the LALLOA website to notify lake lot owners.
- Repair of LALLOA File Cabinets
 - Paul Pierce repaired 2 file cabinets and replaced locks in each.
 - New keys now replace any existing keys. The cabinets can now be locked

- Mr Pierce's expenses plus a labor fee was approved in amount of \$100 – Motion made by Barrett, Seconded by Schoenberger, approved by all
 - New LALLOA PC
 - Manly has placed the Order and delivery expected July 18
 - Check # 1717 \$325.49 - Amazon Prime Deal
 - Schoenberger agreed to set up the new PC with files needed by secretary
 - Manly will provide copy LALLOA files to be uploaded to PC or Google Drive
- **Current Business Issues (Barrett)**
 - Facebook status of the complaint concerning the private page mirroring the Homepage of the LALLOA website - Manly is working on this issue. Complaint has been registered with Facebook. Pending resolution
 - Chains at Ramps are loose and can be removed. Ensure chains are affixed to the gates Hedberg will take a look. Smith has welding available and will work with Hedberg to get this resolved.
 - Floating Docks — Barrett will search Lake Asbury for docks outside of the 15 foot boundary. Manly raised point one can be seen from the South Lake Dam
 - Addresses are needed for the 2 reported docks anchored beyond the 15-foot line; One is on Candler
 - Letter needs to be created notifying property owner to pull in the dock
 - Discuss additional changes to LLOA&PO Charter
 - Other than inserting word "Opt-In, Opt-Out", are any further changes needed – Still under discussion

- **Plan Review Committee** (Bunn, Hedberg)
 - Nothing to review at this meeting

- **Public Comments:** (*Barrett*)
 - LA Ladies Club is organizing an Ice Cream Social Sunday Aug 6 at 2pm in the LA Community Center. All are invited
 - Bill Schoenberger reviewed the Q&A from the attorney. The document included specific questions including - Is LALLOA a FS 720 or FS 617 organization, Why did LALLOA need to form the club, If property owners do not join do they still have legal access to use the lakes, Do property owners need to gain permission from LALLOA to build bulkheads, docks and boathouses, etc.
 - The full list of Q&As will be published on the website once finalized.
 - Henry White – concerned with injury limits with the board's GL policy on the dams. What are the limits and are the property owners liable if the amount awarded is greater than the GL policy limits. – Manly will contact the insurance agent.
 - Norm Lesmeresis – Asked if the Q&A would be posted on the website – Yes, once finalized with the attorney it would be placed on-line.
 - Diane Poidevent - Can your invited guest bring in their own boat - Yes
 - Alton Davis – Gave an update on status of repairs to South Lake Dam. Should be completed in the next few days. Notice will be sent and the website updated.

- **Adjournment:** (*Barrett*)

Keys will now be available for pickup