

# Lake Asbury Lake Lot Owners Association Meeting Minutes

August 21, 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 (ABS)
- Mark Wantage
- Kay Manly (Treasurer)
- Danny Hedberg
- Bill Schoenberger - Absent
- Patricia Smith (Secretary)

- **Welcome Message -** *(Barrett)*

- Message from Chair - Barrett thanked the team that cleaned up the floating weeds. The team was composed of volunteers, their trucks, trailers, etc. They got into the muck and mire and extracted loads of floating weeds; a great cooperative effort from these volunteers. Thank you also to the LA Community Association as they offered a place behind the Community Center for us to dump the weeds. Kay Manly will be posting pictures on the LakeLighter.
- 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 July 17, 2023 Meeting Minutes made by Manly, second by Hedberg, approved by all.

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

- Motion to approve Treasurer's Report of July 2023 Bank. Motion to approve by Bunn, seconded by Hedberg, approved by all.
- Motion to approve Checks to Approve #s 1721-1723 made by Bunn, seconded by Hedberg, approved by all

- **LLOA&P Membership Update -** *(Manly)*

- Total LLOA&PO fees collected to date - \$21,250
- The current LLOA&PO Membership count to date
  - Supporting Members – 55 (s/b 22 based on money collected)

- Full Members – 202
  - Concern regarding the number of members – Kay reviewed P& L Statement against 26K budgeted amount so approximately 3K short.
- **Other Key Tasks**
  - Manage & Monitor information on the website – put revitalization information back on page \* put welcoming info on home page - 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)**
  - Message on the LALLOA Home Page needs to be updated – clarified that this is the web page – Lakeasbury.net. Revitalization and Welcoming info need to be added. Need to assign task to someone.
  - 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.
  - **how do we handle? Ideas?**
    - No enforcement of the rules for a period of time – the group discussed whether or not to retroactively enforce requirements – no decision made
    - What can be done to monitor / enforce the rules going forward?
    - Does the South Lake have different restrictions than other lakes?
    - Send construction rules annually – post it on webpage
    - Mail out yearly and ensure new home owners know the rules

- Ensure info is in estoppel letter for property purchases
- Put reminders on bulletin boards
- Send out reminder letters (Smith / Manly)
- Make it part of the Neighborhood Watch

- **Current Business** (*Barrett*)

- Title insurance on the two ramp gate properties - Schoenberger - Title Search was conducted on North Dam clearly showing access to the ramp is owned by LALLOA. It was determined that we do not need to take title insurance – the chain of custody is solidified / confirmed. The group agreed to close this task.
- Status of clarifying insurance for LALLOA and LLOA&PO – Manly – This is still being assessed. Need to clarify what is needed for club. What is our risk as board members?
- List of Q&A from attorney – Do we have a final document from attorney? Schoenberger - The final document has not yet been received from the attorney.
- Fireworks on Labor Day – Wantage is handling **Update: Ryan Allen advised that he will not be providing Fireworks due to work commitments.**
  - Working with Ryan Allen to ensure he has what is needed for safety measures (closure of South Lake Boat Ramp area) **N/A**
  - LALLOA & LACA needs a current COI - Manly will contact Mr. Allen **N/A**
  - Crowd control on the dam - G Hendry needs to be notified **N/A**
  - 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. **N/A**
- New LALLOA PC

- PC was received from Amazon, initial steps were taken to upload LALLOA data to the PC, PC stopped working, Unable to boot -up
  - PC was returned (Wireless Mouse was kept) and refund was received
  - Manly has provided refund check to LALLOA as the PC was charged to her Credit Card
  - Next Step – order a new PC – Volunteer?
- **Update:** Tricia Smith agreed to purchase the PC and will work with Manly on creating / transferring LALLOA files.

- **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 and Trampolines — 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 – both are on the North Lake (Haynes? Jessie Lee Court?)
  - Letter needs to be created notifying property owner to pull in the dock – Deb will put info on the bulletin board and will draft a standard letter
- Discuss additional changes to LLOA&PO Charter
  - Other than inserting word “Opt-In, Opt-Out”, are any further changes needed – -

- OK w/Manly to move forward with finalizing the charter.
  - Estoppel letter indicates “HOA”. Manly to send Estoppel letter to Attorney for review / amendment.
  - Will also move the current process to the top of the letter for easier identification.
  - Establish a welcome package to new residents - implement a “welcome committee”
  - Can the attorney come to a meeting to answer questions real time?
- **Plan Review Committee** (Bunn, Hedberg)
    - Nothing to review at this meeting (Should the welcome committee / package statement be placed here?)
- **Public Comments:** (*Barrett*)
    - LA Ladies Club is organizing a Chile Cook-Off October 21 – All are invited
    - Ideas for Membership Participation:
      - Improve quality of lake so people can use they lake – they don’t want to pay for something they cannot use
      - Lack of folks keeping their part of the lake clean
    - Water Quality – Wantage – work in progress.
    - Mike (audience) discussed weed project / volunteers – 2 sessions so far – Need property on Aldersgate to put weeds – Manly to talk with Jan
    - If questions for attorney, fill out questionnaire?
- **Adjournment:** (*Barrett*)  
*Keys will now be available for pickup*