

Lake Mont Pines Homeowners Association

Board of Directors

Minutes

Saturday, October 12, 2019

Lodge Conference Room

Call to Order: The meeting was called to order by Fred Jacobus at 10:07 a.m.

Roll Call, Quorum was obtained:

Fred Jacobus	Present
Ken Grimes	Present
Laura Baughman	Present
Elis Imboden	Present
Greg Casselberry	Absent
Michael Brown	Absent

Open Forum:

Lynn Glocker talked about Neighborhood Watch and the new community liaison, Sydney. Incident Reported of young boys doing wheelies in the meadow. Sheriff was called, since it was a vehicle, they forwarded to CHP who caught up with the boys and issued a fine of \$900 and requested that we give an itemized statement to them of the cost to repair the damage. Graffiti has also been reported and filed with the office. Julie is aware of both incidences and has filed the incident reports accordingly. Lynn also reported that people with generators should be more conscious of running them when not necessary as they are very loud. Asked that we put in the next newsletter. Lynn also wanted to emphasize that the Web Page be redone and updated. Suggested calling Lisa Bolton who has started a Web Page consulting business.

Bill Lent suggested we get a standby generator to be able to use the Lodge as a Resource Center. VIP Inspections will be the end of October beginning of November. Encouraging homeowners to clean their lots year-round. Bill asked if we could have a TV in the lodge so at game night, they could watch scores of different games occurring and to have a super bowl party. He can donate the TV.

Cheryl Burgin has quite a few samples of hats, shirts etc. that she will present at the November meeting to hopefully sell items in the snack shack this year.

Mark & Jill Vigeant recommended that we don't purchase cheap paddleboards because they will not hold up. Has one to donate.

Regular Meeting begins at 10:55

Approval of Draft Minutes of September 14th meeting. Ken made the motion and Elis seconded.

CFO Financials - In Michaels absence Fred walked through the financials. Suggested going forward that it would be better to have our meetings the 3rd weekend of the month because then we would have our financials in hand in time to review them. Financials were approved by Ken and seconded by Elis. Laura agreed to work with Julie and EP Acctg to clear up delinquencies.

Preliminary Budget submitted by Michael prior to the meeting. Fred asked that we all look at it to be able to get approved by November meeting ready for mailing.

Julie Reported That paddleboats need to be repaired (not an easy task) or replaced. In pretty bad shape – very old. Would like to purchase at least two paddleboards. Mark V. donated one to us Julie will see if we can purchase a used one from SNAC. Need a new chest freezer and will investigate costs of items for next summer. Hot Dog machine, soft ice cream cone, etc. She will email a list to all of us. In the lodge she recommended that we have the couches re-upholstered and purchase coffee tables to enhance the seating by the fireplace. The fireplace must be replaced, and locks need to be re-keyed. We recommended having three subset keys for different areas instead of having master keys out to everyone.

Vacation Rental Committee – Elis reported on the Incident Report she created online in Google Dots. Very easy to use and will be useful in tracking complaints and incidences. The LMPHOA email will be notified when a report is generated. Elis researched how many homes in Lake Mont are vacation rentals and there are currently about 30 which is 6% of our neighborhood.

Lake Report – Ken and Greg met with Mike Skinfield and Anne Burner Cofield (sp) to walk the lake to report on how to keep the lake healthy. Need to keep the weir working properly so that the silt fence works as designed. Brush needs to be removed from the lake, trees and branches should be cut back. May want to clear out the spillway – can use an herbicide but would have to post signs that lake is being treated. Maintenance should be done annually. Culvert on either side of the lodge needs to be cleared out and we need to check if there has been a grease trap installed. Ken will talk to Julie about spraying the roof and general clean-up that she can have done. Also reported that the trees are being removed by Proper Pruning.

Meeting was **adjourned** at 1:45 p.m.

Respectfully Submitted,
Laura Baughman
Secretary

