

Lakewood Shores Property Owners Association, Inc.

Board of Directors' Meeting
March 19, 2012

The meeting was called to order at 4:35 p.m., at the Beach Club by President Charles "Buzz" Steffes.

Members Present: Charles "Buzz" Steffes, John Rouse, Camille Henning, Colleen Nieman, Debbie Adams, and Diana Miller.

Members Absent: Nancy Andrina, Thom Grant, and Norma Smith.

Others Present: Gina Cinquino, Executive Director and Heather Karn, Recording Secretary.

Public Comment: Peggy Ridgeway inquired about culverts in the Association that are blocked or covered with leaves, stones and sod. She commented how the Drain Commission spent a lot of time a few years ago trying to get the drains running. She wants Gina to put in the Liaison that if your culvert is blocked if you would kindly open it up to allow the water to flow. There are new homes in the Association that don't have culverts in their driveways. She wondered if the ACC had any control over this. Gina said it is not a requirement that the Association follows but that it should have been something that is followed at the town level. Gina will look into this, and will put this information into the Liaison.

Agenda: A motion was made by Debbie Adams to accept the agenda. Seconded by John Rouse. On voice vote. All in favor. Motion carried.

Consent Agenda:

A motion was made by Colleen Nieman to accept the consent agenda consisting of: A) Approving the Board of Directors' Minutes for February 20, 2012, B) Accepting Executive Director's Written Report for the period of February 2012, C) Authorizing payment of bills and Bank Reconciliations for February 2012 and D) Accepting the Treasurer's Report for February 2012. Seconded by Camille Henning. On voice vote. All in favor. Motion carried.

Committee Reports:

A. **Finance Committee:** Colleen Nieman reviewed the Treasurer's Reports for February 2012 to include the Income Statement, Balance Sheet and Capital Budget Overview as well as the Profit and Loss Budget Performance and the Profit and Loss YTD comparison. Also reviewed was the bank reconciliation for the periods ending February 2012.

There was a bid received, or an offer to buy lot numbers 97, 98, 99, 100 for a combined purchase of \$450 for all four lots, made to the Association by Bob

Musselman. They do have clouded titles. The Association has had these lots for almost two years. The Finance Committee would like to accept the offer with the understanding that Mr. Musselman will be aware that the road paving petition could come up again, and that the Association would like his full support. The Finance Committee is recommending that the Board accept this offer. Debbie Adams made a motion to accept this offer, seconded by John Rouse. On voice vote. All in favor. Motion carried.

- B. Architectural Control Committee:** Gina Cinquino reported that they had been meeting the last few months to make some changes to the ACC policy with regard to propane tanks and their concealment. The current verbiage reads “Oil or propane tanks and/or alternative fuel heat sources, if used, must be screened or covered with a structure that will screen them from view and must meet state fire marshal standards of safety.” With the introduction of the new wood burning outdoor stoves, the ACC would like to make those a structure that needs to be covered from view of the road. The ACC is proposing the new verbiage to read, “Oil or propane tanks and/or alternative heat sources”, just eliminating the “fuel” to include all heat sources need to be shielded from the road. Camille Henning inquired if there was a time when members could not have those stoves. Gina responded that there was not anything stating that they were not allowed. John Rouse inquired about solar panels. Gina responded that they would have to be as well, unless they were attached to the home. Debbie Adams made a motion to accept the first amendment, seconded by Diana Miller. On voice vote. All in favor. Motion carried.

Gina Cinquino continued that the second amendment was in regard to home structure. The ACC currently reads, “Living area shall consist of the net living area within the home (excluding utility rooms) and shall not be less than 1,450 (one thousand-four hundred and fifty) square feet. A minimum ground floor footprint equal to 1,050 (one thousand and fifty) square feet is required for all homes.” The ACC would like to propose the amendment to read, “Living area shall consist of the net living area within the home (excluding utility rooms and attached garage) and shall not be less than 1,450 (one thousand-four hundred and fifty) square feet. A minimum ground floor footprint equal to 1,050 (one thousand and fifty) square feet is required for all homes. In addition a minimum of one car attached garage (200 square foot minimum) is required for all new home builds.” That would give a completed look. Camille Henning inquired if the garage needs to be built when the house is built. Gina Cinquino responded that it would be required to be with the home build. Debbie Adams made a motion to accept the second amendment, seconded by Colleen Nieman. On voice vote. All in favor. Motion carried.

- C. Maintenance Committee:** Buzz Steffes reported nothing new to report.

- D. Roads Committee:** Buzz Steffes reported nothing new to report in Norma Smith’s absence.

- E. **Beach Club Committee:** Diana Miller reported the committee has been very active. The St. Patrick's Day dinner went very well. Camille Henning won the basket for \$102.00. They are still in need of helpers to hide the eggs for the Kid's Easter Party that will be on April 7 at 1 p.m. They have found a bunny. The Easter Buffet will be on April 8 at 9 a.m. to 2 p.m. People will need to sign up early for this event. Last year it got full very quickly. The following week, April 15, will start the Sunday Buffet. Adriana had some fun and new ideas that she's going to do. There will be a Cooking Demo on March 27 for men and women. It's Ravioli. They will be making the noodle dough and pressing them and will be able to taste the final product. There will be another Cooking Demo on April 24, and it will be Apple Crostata. Diana Miller commented that it sounds like a lot of people like interacting with Adriana and she makes it fun. They are working on the Spring Luncheon and will be requesting pictures of the men and women of Lakewood Shores of the past. They will be honoring the forefathers who started Lakewood Shores at the Luncheon. If anyone knows someone who has pictures, please let them know.
- F. **Ambassadors Committee:** Colleen Nieman reported that last month there were two new home owners and a current member who bought a lot. She and Debbie Adams visited the new home owners. Sharon Winger, one of the home owners, is an artist, and Debbie Adams suggested to her that she might consider giving art classes at the Beach Club.

Unfinished Business: No unfinished business.

New Business: No new business.

The next BOD meeting will be held on Monday, April 16, 2012 at 4:30 p.m. at the Beach Club.

There will be a BOD workshop meeting Wednesday, April 11, 2012 at 4:30 p.m.

Adjourn: A motion was made by Colleen Nieman to adjourn the meeting at 4:55 p.m. Seconded by John Rouse. On voice vote. All in favor. Motion carried.

Camille Henning, Secretary

Heather Karn, Recording Secretary