

## North Lakes HOA Board Meeting August 22<sup>nd</sup>, 2010 - Notes

Members present: Jeff Foster, Mike Wray, Jennifer Stroud, Paul Sanders, Sam Wineinger

Others: Carla Atwood, Jim Menown, Ron Poppvich, Ken & Joan Myers, Wendy Zeller, Larry Bates, Phil Conrady, Tom Scott, Layton Walls

### August Agenda:

#### 1. Fencing on lakes policies:

- Policy doesn't currently cover specifics.
  - Fencing on the lakes: discussed that the Declaration of Restrictions does not specifically state that the houses next to the lakes cannot have fences. Historically, the decision to allow/not allow fences on lake front property was left up to the architecture committee, which have declined any and all requests for fences. The two properties which have fences were OK'd by the original developer of North Lakes and do not block any of the houses view of the lake, nor do they block public access to the lakes. Neighborhood residents who were present discussed amending the Declaration of Restrictions to specifically state that no houses located on lake front property will be allowed fencing, however, it was decided at this time to continue leaving this decision up to the architecture committee.
- Do we need to amend the bylaws at the annual meeting? Would need 2/3 of the total residents (155 total so 103) to amend the bylaws. Could be a change of the Declaration of Restrictions. These DoR's expire on 12/31/10 and can be re-drafter.
- Need to contact HACCD to discuss our options with an attorney. Phil will give me the name of a guy who has done it before. Needs to be a real estate atty.
  - After talking to HACCD, it's really difficult, time consuming and expensive. Two other assns. have attempted but stopped after many months. They suggested letting the DoR renew.
- **Need to remind people that if they are going to do anything to their property that needs architecture approval, they need to submit the form with ample time to get approval.**

#### 2. Lake updates:

- Lake supplemental fund balance? \$82,000, close to \$93K by end of year.
- Dam is in need of attention. Some of the big boulders are slipping and need support below them and to be propped back up onto the bank. What do we need to do to get a bid and who to contact? Charlie Mixon (816-746-5564) Richard Brennen (816-505-0709). John Bledsoe?
- Aerator on the small pond is not plugged in. Can Mike Wray get this taken care of? Big lake aerators are doing fine.
- To dredge or not to dredge, that is the question. Options and costs.

- i. Dredge America (Dan McDougal-did it the last time around 15 years ago) said it's something that needs to be done every 10-15 years. Said it should cost between \$100-200K. Could put a pipe in the ditch leading into the lake and use a geo-tube over it to infill with the sludge.
- ii. Weatherby Lake – have they had the same problems?
- iii. Kelly Crossing – do they have any obligation to control the silt coming from their lake?

**Allied Excavation – Jeff will call**

**Downey Construction – Mike Wray will call**

3. Updated neighborhood contact list.
  - Joan has compiled an updated list we need to try to finalize in order to communicate the annual meeting info to people appropriately.
4. Quarterly dues increase discussion for 2011:
  - When was the last increase? 5 or 6 years ago?
    - i. One-time assessment, would allow us to keep dues flat but do the projects we need.
  - What projects do we have next year we need to consider in the 2011 budget?
    - i. Big lake dam
    - ii. Roanridge walls need repair
    - iii. Pool deck
    - iv. Pool pipes
    - v. Pool addition for shade on either side of the bathroom building
    - vi. Monument sign by the pool
5. Annual meeting agenda.
  - Format? See Jim Menown
  - Put a list of jobs together that need to be addressed: pool, wall, dam, dredge, small lake
  - Put a list of options together to determine HOW to fund these jobs.
  - Latest date to get mailer out to residents?
  - Location secured?
- 6. Garage sale date: October 1<sup>st</sup> and 2<sup>nd</sup>**
7. Next board meeting: 7:00pm, Wednesday, September 15<sup>th</sup>, 2010, Foster's house
8. Other issues:
  - need to contact an attorney to talk about the lakes, changing the bylaws, etc., and any other issues
  - Keith Phillips' wife knows people?
  - Former PD Chief Easley?
- Who determined where the roads were re-paved?