

North Lakes News Letter

End of 2010 update

November, 2010

VOL. #1, ISSUE #1



The 2010 Annual Meeting was held on September 21st at the Plaza Middle School and a recap of the notes is on the following page.

If you recently were driving on 77th St. and noticed a big yellow backhoe in the lake, we were finally able to get in to remove some of the silt in the inlet. Hopefully, that will eliminate some of the gunk and stagnation on the water during the hot months of the summer next year. We're looking in to what



a similar job would cost on the little lake as the same thing happens there too. The company also put some grass seed down and some netting to hold it in place just in case we were to get some rain.

2010 Annual Meeting Notes

The meeting was called to order at 7:10pm. Board members attending were:

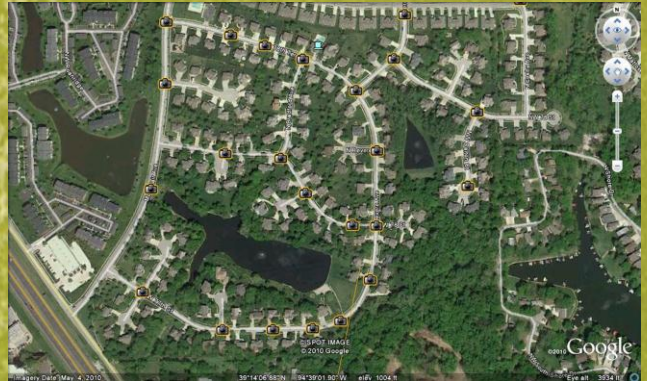
President – Jeff Foster
Paul Sanders – Treasurer
Jennifer Stroud – Secretary
Sam Wineinger – member at large
(absent, VP – Mike Wray)

About 40 households and 60 people were in attendance this year. First order of business was to review and approve the minutes of the 2009 Annual Meeting, which was motioned and passed. Next were committee reports.

Budget – Paul Sanders, Treasurer, reviewed the 2010 budget which is shown to be on target.



Looking over the proposed 2011 budget, there were a few things to note. One, as proposed, the budget will only allow the board to maintain the minimum of expenses for the year. Should there be any unforeseen expenses, common property damage or other maintenance items, there would likely be no funds to pay for them. In fact, there were a couple of things that should have been taken care of in 2010 but will not get done until 2011 and only if additional funds are added to the budget.



Photos from some of the ravine work that was completed earlier this summer.



Many of the larger rocks had been washed from the West side of 77th street over to the East side. Work was done to remove the rocks, shore up the banks and put concrete in to keep future storms from washing more rocks away.

It was also noted that we continue to put about \$24,000 into the "Lake Fund" annually for what will one day need to be used for dredging (anywhere from a \$150-200K project). The 2011 budget was reviewed and approved.

Jim Pratt reported briefly on the lakes and everything was pretty normal in 2010. A couple of notes were that members need to be wary of trash and grass clippings blowing into the lakes and getting into the fountain motors which can burn them out. There are still a few projects with the lake that need to be done but hopefully the silt removal from the inlet off of 77th St. will help there.

Alex Maslow reported that the pool ran pretty much as usual this year. The good news was that there was no real damage to any of the umbrellas as when it got windy, those at the pool pulled them down. Typical maintenance on the mechanical things occurred.



Carolyn Green briefly discussed the welcoming committee and noted that we seem to be keeping up with new North Lakes home owners and HAKC has been good about getting new owner information to them and between Carolyn and Joan Myers, they have compiled a pretty good and up to date list of all 155 home owners.



Carla Atwood, Landscape Committee, didn't have much to report other than in order to help diminish or eliminate some smaller expenses, it would be great if we had more help for the Spring work day. Please keep your eye out for that next Spring and help if you can.

Ron Sackuvich, Architecture Committee, asked that people please fill out the architectural request form (included in this email) and get it to him a couple of weeks ahead of any jobs to make sure your projects comply with North Lakes bylaws.

Board Nominations

Three board members were slated to go off the board this year: Sam Wineinger, Mike Wray and Jennifer Stroud. After some discussion, three people were nominated to assume the vacating positions: Ken Myers, Cory Miller and Alex Maslow. All were unanimously accepted and will begin their roles on the board in November.

At this point, the legal counsel was cleared to leave the meeting.

Next order of business was a discussion on 2011 special projects. A list of seven items was presented as things that are deemed either as 'wants' or 'needs.'

After much discussion, it was suggested that we focus initially on the 'needs' as those items are more important to the vitality of the neighborhood and helping to keep home owners' property values where they should be. Those items identified were:

1. Big lake rocks at the dam. Normal bank deterioration has caused some to slide into the lake and they need to be set back into position. We have a bid of \$4500 to fix this.
2. Lake path improvement. Wear and tear has caused the path to need some repairs – new rocks, railroad ties...we have a bid of \$1800 but feel this can be taken care of more cheaply.
3. Wall repairs on Montclair. There are approximately six walls that need to be repaired from normal wear and erosion. We have a bid of \$780-\$1000 per wall.
4. Deck maintenance around the pool.

There are some tiles and other minimal maintenance that need to be taken care of and should cost around \$1000.

Other ideas that were considered "wants" were to build a shade area at the pool, have a small "North Lakes" monument erected on the corner near the pool and build a small dock off the

dam at the big lake. It was suggested those ideas be tabled for the time being.

An estimated total of about \$15,000 would take care of the immediate 2011 needs and it was proposed that rather than increase the association dues, we have a special assessment in 2011. Dues haven't been increased since 2006, but some members felt strongly that a one-time assessment would be more effective than raising dues. Since we didn't have enough members present to vote, we took a straw-pole of members present to determine who would be in favor of a special assessment in 2011. The majority seemed to be for it, depending on the amount. Without the ability to vote on this, it was decided that a special vote will be held at a later time where a formal proposal from the board will be submitted.

A couple of New Business items were discussed, one being how to handle neighborhood solicitors. It seems there have been quite a few and we will look into posting "No Soliciting" signs at the entries to the neighborhood. Also, we have a new, updated e-mail list that we will share with everyone.

The meeting was adjourned before 9:00pm.

Upcoming Dates, etc.

The November association board meeting will be held on Wednesday, November 18th, at Jeff Foster's house at 8:15pm, and the third Wednesday of each month thereafter.

In a short meeting of the new board of directors, board offices were decided and the following posts will be held through 2011.

President – Jeff Foster,
jeffosternorthlakes@yahoo.com, 816-885-7434 (m)

Vice President – Alex Maslow,
mazman@kc.rr.com; 816-587-0191 (h)



Treasurer – Paul Sanders,
psanders75@hotmail.com, 816-812-5188 (m)

Secretary – Ken Myers, kmyers@tension.com or
jmyers0824@gmail.com, 816-255-3604 (h)

Member-at-large – Cory Miller,
corymill@yahoo.com, 816-519-8730 (m)

If there are questions you'd like addressed, suggestions you'd like to make, recipes you'd like to share, people/businesses you know that could help the neighborhood save money or be a better place to live, please forward them along to any of our board members.