

MINUTES
Lake Grove Home Owner's Association
Board of Director's Meeting
Wednesday, October 30, 2013

The Board of Directors of the Lake Grove Home Owner's Association (LGHOA) met on Wednesday, October 30, 2013. In attendance were Jim Monastra, President; Lorraine Levulis, Joe Paskoski, Treasurer, Jason Young, Pam Lessin, Steve Sanderson and Jeanne Dunn, Secretary.

The meeting was called to order at 7:45.

*Sign
Gate*

The Board discussed the front gate. Jim received a quote from Jeff Bowers of Masterpiece Builders (283-2096). The Board needs to decide whether to simply paint the gate, put in a new sign, and/or update the original sign. The sign choices include marble, granite or tile, and the Board favored tile for both initial cost and upkeep. We received quotes of \$495 to simply sand, prime and paint the gate; to \$4984 to do a new entrance sign (plus an additional \$500 to do the gate). Bowers also included a quote of \$5400 that included adding columns to the front entrance. The Board agreed that these prices seem steep. Jeanne will contact Jeff Bowers to see if he can lower the price, and Jim and Lorraine will see if they can get any other quotes, including one from Ray Valdez.

Jim presented the proposed budget for 2014, a copy of which is included as a permanent part of these minutes. The dues of \$275 per quarter remain unchanged, and the budget balances out at \$69,500.

A discussion ensued about leaving the gate closed 24/7. At this point, the decision has been tabled until the problems with the phone at the gate are resolved.

An Annual Meeting needs to be scheduled. Jeanne will work with Faith Family Worship center to get a date on the calendar in early December or late November.

A 2014 Directory needs to be sent out. The Board decided to do a 1 page, front and back Directory of name, street address and home and cell phone numbers only, which will be mailed out with the next dues statements.

*METAL
ROOFS*

A discussion ensued about allowing metal roofs in Lake Grove. This decision requires a vote at the annual meeting. By-laws state that we must have one third of the neighborhood (21 people) vote on the amendment, with a majority (11) rule. A proxy sheet will be included with the Annual Meeting notice, with instructions to return the proxy to either Jim or Jeanne. While the Board mostly favored metal roofs, the main objective appeared to be whether to allow

"standing seam" roofs vs. other styles of metal roofs in the neighborhood. Both options will be presented at the annual meeting.

Lorraine questioned whether the steps leading to the dock are safe and asked if they need to be replaced? She also mentioned that a bench which is bolted down to the dock would be a good addition and would discourage kids from sitting on the dock and dangling their feet over the water. The Board recommended that the steps are still safe and suggested that Lorraine and Jeanne try to get a bench from Lynne Zophres's company.

Jim updated the Board on the delinquent accounts of Esposito and Stettin. He has instructed our attorney to place the lien on the Esposito home. The Stettins received a 90 day delay in their foreclosure proceedings, and the next step with them will be discussed at our next meeting.

Jim informed the Board that he has been summoned to testify on Nov. 19 at the criminal trial regarding the damage done to the front entrance by Mr. Wacker's house guest. He will keep the Board apprised of any new developments.

A discussion ensued regarding the garbage and pepper trees in the easement between the back side of Lake Grove and Hammock Creek Estates. The management company for Hammock Creek apparently has chosen not to take action on the situation. No decision was made by the Board.

Lorraine received approval from Jim to purchase needed Christmas decorations for the neighborhood. Jeanne agreed to store holiday decorations after the New Year.

Jason made a presentation to the Board about installing new, uniform mailboxes. Information with prices and pictures are attached and made a permanent part of these minutes. Upgrading to new mailboxes will range from \$500-\$600 per homeowner. It was suggested that if we proceed, the Board would request a one-time assessment to finance. Joe stated that he could try and get other quotes from Tradition and use all of this information at the annual meeting to bring it to a vote.

The meeting adjourned at 10:25 p.m.

WHL
Boxes