

**THE LAKES PROPERTY OWNERS' ASSOCIATION, INC.
EXECUTIVE MEETING OF THE BOARD OF DIRECTORS
Tuesday, July 12, 2016
AT THE LRC BUILDING**

- **Call to Order**

President Frank Murawski called the meeting to order.

Board Members in Attendance

Frank Murawski, President
George Duhaime, Vice President
Pat Keelan, Secretary
Anita Johnson, Member at Large
Greg Rogers, Member at Large
Ron Estock, Treasurer

Managing Agent: Representing LITUS* To Let

Doug Millar, Sharri Patterson

- **Allen Lane addressed the Board of Directors**

Allen is asking the Board for help with the drainage between him and his neighbor. The neighbors do not want to fill in the swale. There are electrical lines underneath this area placed by Santee Cooper years ago. Greg feels that if all three, both neighbors and the Board, contribute 1/3 toward the cost it is possible. Frank will ask Dave Fuss for his opinion on what type of work should/needs to be done in this area.

- **Financials**

Ron Estock went over the items he passes out to the Board members. He explained the balance sheet, budget, 5 bank account statements, bank reconciliation, copy of the checks written by LTL, receivables, copy of ARC refunds, BB&T escrow account. There are two CD's. American Bank is at \$115,000.00 at 1.8% interest and one at \$78,000 with a 2% interest rate, Wells Fargo Saving has \$300,000.00 with a 3% interest. Ron is suggesting not raising annual dues for 2017. Keep in mind the POA may have to put drainage on Seneca River Rd. Financials approved.

- **Last set of minutes**

George D. motioned to approve the meeting minutes and Anita second the motion.

- **Violation Procedures**

Ron wants to streamline the process for how the violations are done. After discussion, the final approved decision is; all violations are to go to George. George will handle or forward to Frank and Sharri for a violation letter.

- **Executive Session**

President Murawski requested that the Board go into Executive Session to discuss a legal issue. The motion to go into Executive Session passed unanimously. The Board exited Executive Session. The Board had no reaction or motion.

- **Drainage Committee**

The Drainage Committee wants to start sending out letters to the homeowners that need to clean up their swales. If they do not clean, the POA will have it done and charge the homeowners account. The Committee is searching for an engineer to look at the primary swales for pricing. One quote is at \$28,000.00 for 10 swales. Frank asked for the Committee to draft and forward a letter they would like to send. Further discussion is needed.

- **Signs**

Greg, Frank and Pat are to meet with Steve Gosnell with DOT about the signs and what they are going to pay for and how long it will take before it is paid. Greg asked the Board for approval after their conversation with Steve Gosnell at the DOT, can they move forward with paying for the signs without having to come back in front of the Board. Anita motioned to approve, all in favor. Motion passed to move forward without revisiting the Board. Brick price has gone up a little since last quoted. The invoice will reflect the change. There is still a property sign at the sign company, what to do with it? The Board voted to let it go.

- **Street Lights**

Frank and Pat met with Santee Cooper regarding the street lights. The bulbs will be the sodium bulbs instead of LED per the suggestion of Santee Cooper.

- **Misc. items of discussion**

- Mountain Realty has not called with a status of the Edelen agreement.
- Setback amendment now has signatures and will be filed.
- Newsletter – Frank suggest asking the membership who would be willing to take this on.
- Fence variance on Keowee - The homeowner wants to appeal the decision to not allow a 6 foot fence.
- Anita asked for more meetings. Frank stated the next meeting for the Board will be held in Aug to start preparing for the end of year budgeting and the next member meeting will be held in September.
- Briefly discussed Time Warner contract ending in 2020.

- **Adjournment**

There being no other business to come before the Board, the meeting was adjourned.

Frank Murawski, President

Doug Millar, Recording Secretary