

THE LAKES HOMEOWNERS ASSOCIATION, INC.
Executive Board of Directors Meeting Minutes
January 3rd, 2012

Dick Corkum called the meeting to order on schedule. Also present were Don Burg, Bob Hall, Pat Keelan, Jim Barrett, Ed Youmell, Col. Bill Powell, and Ad Hoc member Larry Keefe. Doug Millar was present from the management company, LITUS* To Let.

Old Business

Approval of December 5th Minutes – With their being no alternations needed, a motion was made to approve the minutes as submitted. Seconded and approved.

Audit – Doug received three bids for the audit, ranging from \$1,600.00 - \$2,150.00. Dick also received a bid from Mr. Tim Duncan to complete the review for \$300.00. After discussing options, a motion was made by Don Burg to accept Mr. Duncan's bid and was seconded by Pat Keelan. Approved.

Bonding – Board members discussed the difference between bonding and crime insurance. Larry Keefe strongly encouraged crime protection insurance to protect against misuse of funds. Doug had sent out a bid to Chris Johnson at Nationwide and is still awaiting information. Bob questioned why Jeff at the Nationwide on Glenn's Bay Road was not used; Doug has had issues getting information from the staff. Bob will contact Jeff's office to get the information.

Action List –

- ✓ **Posts:** Posts can be painted for \$4 per post. Work will begin as soon as a list is provided to the landscaper.
- ✓ **Entry:** Pat hasn't heard anything back from SCDOT. There is a chance the south entry could be put off for another year before they build it.
- ✓ **Estate Management:** The new contract is not yet signed as it has not been received by any of the board members. *** will get in touch with Allen regarding the 2012 contract. Bob questioned an error in the invoice payments. September was paid twice, both by him and LITUS*. The double payment has not yet been corrected. Doug assured that the Association would not lose any money and the issue will be corrected as soon as possible.
- ✓ **Violation Form:** There were no problems or corrections needed, so LITUS* will begin distributing the form as submitted.
- ✓ **Christmas Decorations:** They will be removed January 7th at 10:00 am.

Rules and Regulations – Don asked that all board members review the three-page Rules document as distributed and make notes on which items are good, what needs to be changed or removed and what should be added. This is important and will need to go on the ballot for the annual meeting.

Road Update – They will be coming back to put lines on the edge of the road and finish up the yellow paint.

New Business

Landscape Contract – Discussion over any changes in the contract. A motion was made to accept the contract as submitted. Seconded. Don Burg opposed. Motion passed.

Ken Bryant e-mail – an email was sent about vandalism in the community, particularly on Edisto Court. Kids are also still wrecking landscaping with tracks. Discussion followed as to what options there are to control; such as neighborhood watch. Doug commented about another community managed by LITUS* suffering similar instances and neighborhood watch is in effect there. LITUS* sends frequent e-blasts to all owners to keep their eyes open. Horry County can patrol for a fee; approximately \$30.00 per hour. Don will craft an e-blast for Doug to send out to the community.

Flowers – Flowers were not watered for three weeks causing them to die. The company is coming to replace them. No payments have been made for the flower planting and it was suggested that it not be paid at all. It was also discussed that if the state will be bringing construction vehicles through, it might be best not to plant anything new, just care for what is already there. Further discussion was tabled until February meeting.

Treasurer's Reports – Doug shared that as of close of business that day, 278 homeowners had paid 2012 dues, which is just about half. The check register, balance sheet and P&L have been posted to the website for board members to review. Tax preparation and payments were discussed. Herb Hucks currently prepares taxes and generally does them two ways; as a homeowners association and as a corporation and files whichever way is most beneficial.

Newsletter Ads – Need to contact John Pollack who takes care of the ads in newsletter. It will go out only four times per year instead of six; in March, June, September and December. The cost of ads will be \$80.00 instead of \$100.00. Any submissions must be turned in to Lois by the 15th of the month prior to distribution. It was suggested that committee reports be included. ACC, Welcome Committee and Safety and Security all include submissions.

Other Business: The issue of a blow-up castle in someone's yard was discussed. Is there any protection for the board to be able to limit the use of these types of structures? Will be discussed at the rules and regulations meeting. A complimentary letter was also sent, which was distributed to each member to read.

With there being no further business, the meeting was adjourned.