

THE LAKES HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting Minutes
February 6th, 2012

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

Old Business

Approval of January 6th Minutes: A motion was made by Ed and seconded by Pat that the minutes are approved with the change from "painting posts" to "cleaning posts". All were in favor.

Crime Policy update: The proposal which Doug had received from Nationwide's agent Christopher Johnson was distributed by Ian. This represented a considerable price differential from Jeff Thompson, also Nationwide that had previously been received. Bob asked why a different agent and Ian responded that Doug knew this agent personally, no other reason. After some discussion Larry and Bob will meet with the preferred agent Jeff Thompson to discuss making changes to the BOP policy Doug had, and to see if they could reduce the price further.

New Business

Front Entrance flowers for spring: It was agreed that Jim Barrett will get quotes for this project in time for the next meeting.

Waterfall: The problem with the waterfall has been corrected. The reason the water had drained from the pond was due to someone moving the pipe and this caused the water to backflow. The pipe is now secured by some rocks.

Letter on Saluda trash and palm trees: Dick asked for a status on the letter to the owner and Pat reported that he had visited the owner about this, and the owner has subsequently removed the offending items.

Clemson: Dick asked if everyone was okay with Ben Powell from Clemson attending a future meeting to discuss storm water related items. Everyone was in agreement with this, and it was also pointed out that they were running a seminar in March on this subject. If anyone is interested they may go; the cost is \$5.00 per person.

Dues update: Dick asked Ian how many owners had still not paid their 2012 POA dues. Ian informed the Board that 72 were still unpaid. He then went on to talk about possible payment plans for someone who needed one. After discussion a motion was made by Bob and seconded by Ed that Ian run any payment plan requests by Dick and Pat first. In turn they would inform the rest of the board. The motion was passed unanimously.

Need drainage Chairman : Some discussion occurred on this, no decision was made as to the next action, except to find a replacement for Gary Chester. Gary will continue in this role until a successor is appointed.

Pat's violation letter: Pat passed around the explanation letter for violations that LITUS* To Let will use. The Board agreed to its contents with one minor change in the 3rd line removing an erroneous "If". Pat is to send this to Ian electronically for him to incorporate in their system.

Pat update on Action list: The need for a road chairman was discussed; as little work is now left to be performed Dick and Pat will take on this duty. The landscape contract was brought up; further discussion will take place at the March meeting.

Audit update: It was reported by Dick that the CPA, Tim Duncan, has nearly completed the audit.

Newsletter to Lois: All articles are to be submitted to Lois by February 15th for inclusion in the Newsletter. Dick will email John Pollack to see who will be advertising.

Comments from LITUS* to Let: Nothing to report.

Treasurers report: Bob raised the issue of the federal tax returns which must be completed by March 15th. He suggested for continuity that Hucks would do them again. The cost is \$300.00 for his preparation work. This was agreed upon by the Board. A question was raised concerning sending 1099's to vendors. Pat asked Ian to check with the Association's attorney.

Rules and Regulations: As Don was not in attendance this item was skipped.

Any other business: The LRC has asked to include an article in the Newsletter soliciting for memberships. After some discussion it was agreed that they could do so.

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