

THE LAKES HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting Minutes
May 7th, 2012

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

Dick Corkum introduced a guest for the meeting, Mr. Rodgers who attended to discuss the relationship between the LRC and The Lakes POA. Mr. Rodgers had spoken to a number of people involved with the current issues, including Charlie and Bob Hall to get their perspectives. The major issues revolve around cost, meeting notice time and actual usage of the facility. He presented a proposal whereby The Lakes POA would be charged an annual fee of \$600.00 which would cover 25 meetings, comprising 12 Board meetings, 12 open meetings and one annual meeting. The Board discussed a number of issues, and will decide later what course of action to take.

Old Business

Approval of April 12th Minutes: Doug mentioned he had made the alteration regarding the mistake in the minutes regarding a particular motion. With that being said a motion was made by Don to accept the minutes, seconded by Pat. All were in favor.

Rocks Update: Pat, along with Jim and Don, had looked at the installation of the rocks and were satisfied with the results. There may be a need for a few more, but when the road construction commences, rocks will be moved from the front entrance and used elsewhere.

Collections Update: Doug reported that 20 owners are in arrears, the total HOA dues debt being \$7,090.00. This represents a delinquency rate of approximately 4.07%. This figure excludes any late fee, attorney costs etc. A detailed report is on the web for the Board to see. In response to some questions Doug iterated that the mailing went out certified, and also by regular mail. To date he is not aware of any of the certified letters being returned unclaimed.

New Business

Violation Tickets: The process appears to be working after some initial issues, and Doug pointed out that all such violations and associated fines are viewable by the owner on their account on the HOA website.

Meeting Space for Meetings: Dick stated he had looked around for alternative meeting places. The Horry County complex off Holmestown Rd. has some meeting space, the cost being \$20.00 per hour. The Surfside Civic Center has two rooms each capable of holding 60-70 people; the cost being \$25.00. The Surfside Library has 2 large meeting rooms, which are free. Inlet Square Mall has a large room, the cost being \$75.00.

Discussion of the Need for Quarterly Meetings: There was a lot of discussion concerning the merits of having a quarterly membership meeting due to low attendance figures. It was agreed that June's meeting would take place at the LRC at which time the topic will be raised again to seek input from those in attendance. A decision will be taken at that time.

Annual Meeting Date: The annual meeting is set for Saturday, October 27th at 9:00, venue Inlet Square Mall. Doug stated the room had already been booked.

Attorney Response to Grass Cutting: With a couple of homes being apparently abandoned, the Board sought legal advice on entering a property in order to cut the grass.

Dead Palm Tree: It was agreed to replace the dead palm, but at a different location close by.

Volunteer Thank-you:

Don has been working on a Volunteer Appreciation certificate as previously discussed at last month's meeting. He passed around two examples for the Board to make a choice from. After discussion a motion was made by Ed to proceed with this project; seconded by Jim; all were in favor

Financial Reports:

All reports are posted on the website for the Board to see.

Deer Cameras: The issue with someone driving off the road and making ruts was discussed. Pat provided information that a suspect had been identified, and it was hoped that the discussion with them would prevent any further occurrences. It was felt that for now it was not worth the investment in purchasing any.

Any other business:

Dick had been contacted by a homeowner concerning the landscaping crew working on Sundays. The answer is no, as the only restriction in the bylaws currently is that no construction work is allowed. Commercial work is not covered by that.

Dick had been in contact with USDA-APHIS-Wildlife Service's concerning the geese round-up, and was asking them if they could do this on June 15th. The response so far is that they have to wait until the molting season is over. Dick will see if he can firm up a date. Leaving it any later, as experienced in previous year's means that 90% of the geese will have left. The Board felt it would therefore Be prudent to pass on this process this year.

Dick stated that the community is in need of more volunteers. Doug asked that he forward the details and it would then be sent out as an e-blast.

A new resident had complained to Dick about children playing drums after school for a few hours and could anything be done? Horry County quiet time starts at 10:00 PM, if after that time then they could call law enforcement.

Jim Barrett mentioned that two lights at the entrance were not working, Dick will have them fixed.

Don had been asked to present to the Board that a politician had asked to be able to insert a one page flyer in the next news letter, and was willing to pay \$160.00 for the privilege. Don made the motion, seconded by Bob, the motion failed 4-3. (YES...Pat, Jim, and Bob --- NO...Don, Bill, Ed, and Dick)

Pat asked if an updated directory was going to be printed and distributed. The answer is no, as it had already been decided that the website negates this need. Don will have a line item in the newsletter informing owners of this.

Pat asked if any decision was to be made soon on the 2013 dues. It was pointed out it was too early for that discussion.

Pat reported on his recent SCDOT meeting regarding the overpass and Holmestown Rd widening. The County is behind in the permitting work and the land acquisitions. He expects work on the new road to start no earlier than spring 2013. Also, the RIDE 2 program ends in 2015; it is expected to be extended though.

Some additional 94 Sun News Tubes were installed within the community. This will help in reducing the amount of trash from paper deliveries.

Don made a motion to adjourn, seconded by Jim. All were in favor.

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