

THE LAKES HOMEOWNERS ASSOCIATION, INC.
Board of Directors Meeting Minutes
October 1st, 2012

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

Lake Marion: A long discussion concerning the condition of Lake Marion occurred. Residents who live along the lake expressed serious concern about its condition as it appears to be the worst of the 11 lakes within the community. Larry Sartin passed around pictures to show the board. A question was also raised about the number of carp in the lake compared to others. Dick responded that no new carp had been added since 2011 when some 872 were divided amongst all 11 lakes. He described the treatments that were possible to cure the issue, and explained that algae were caused by chemical run off and feces. Why this lake is different than the others is an unknown at this point. It was decided that going forward, Larry volunteered to be a lake monitor and will email Dick any concerns he has but the treatment each lake needs is the decision of Estate management. Their reports will be posted on the website for owners to review.

Old Business

Approval of September Minutes: A motion was made by Don and seconded by Jim to accept the minutes. All were in favor.

Collection update: Pat reported other than foreclosures, there are a total of 5 with the attorney for collection. These the attorney will do deed searches on and after that a determination will be made on who the HOA may well pursue a foreclosure on.

Annual meeting update: Pat stated that a total 223 proxies had been received so far. For an annual meeting 253 are needed for a quorum.

Roads: A quote for \$40900 (option A) was received for the next road project. Lynches, Tiger and Catawba Courts are only in need of resealing. Option B adds \$6500 if milling was required along the curb. After discussion Don made a motion that the work should go ahead and not to exceed \$47,500, subject to further discussion between the board and Palmetto Paving as to the extent of the milling. Jim seconded the motion, all were in favor.

Rules and Regulations: Pat and Don met to go over the proposal for new Rules and Regulations. Some they found were covered by existing covenants, others by County ordinances. The remainder they will work on and pass to the Board for discussion at November's meeting.

New Business

DR Horton: Jim stated that it appears that DR Horton will be building the next 4 phases, comprising 160 homes. The ACC committee has met with them to go over the designs. Horton has 14 types of homes they propose to build, each with approximately 5 elevation alternatives. One has been discounted as it had vinyl siding which is not allowed. They will be honoring all the escrow requirements.

Newsletter: Ed will work with Louis on the newsletter content; the month of distribution will change in order that the quarterly minutes can be incorporated.

LRC-Halloween events: No discussion required.

Financial: No discussion required as it is too early for LITUS* to have them available.

Any Other Business:

With there being no further business Don made a motion to adjourn, seconded by Jim. All were in favor.