

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

Board President Dick Corkum called the meeting to order on schedule. Also present were Jim Barrett, Ed Youmell, Garry Youmell, Pat Keelan, Bob Hall and Ad Hoc member Ron Estock. Col. Bill Powell was absent. Doug Millar was present from the management company, LITUS* To Let.

Old Business

Approval of November Minutes: A motion was made by Ed and seconded by Jim to accept the minutes, as amended. All were in favor.

Treasurers and LITUS* To Let reports: A long and lengthy discussion took place over the availability of a complete set of financial records. The publicized balance sheet does not truly reflect all the associations' money. The bank accounts statements are available on the board side of the website, but the net worth of those is not reflected in the balance sheet. Doug explained that LITUS* To Let does not control those accounts and does not do a reconciliation of them. He did state that effective January 2013 these accounts will be on the published balance sheet. No further definitive action was made; the topic was tabled for another meeting.

Doug reported that the HOA had received monies from a foreclosure; this was money the HOA did not think previously that it would have received.

Time Warner contract: The Time Warner contract is for 10 years effective February 28th, 2010. At present, this would preclude any other provider from offering services within The Lakes.

Any other old business: There was none to discuss.

New Business

Rental issues: The issue of non-compliance of rules & regulations by some renters was discussed. The onus is on the owner to inform the tenant, and their management company of the rules and regulations. It was agreed to determine how active the Welcome Committee and the Block Captains are in getting this information to each new resident. Dick will talk to the 2 Block Captain coordinators.

Lakes Directory Binder: This has not been updated for some time now and was issued along with the Rules & Regulations every April to all residents. The website has replaced this to some extent as all owners are listed as well as the legal documents being posted there also.

Newsletter deadline: Lois made her report on the upcoming newsletter. She has a number of articles already and still needs the president's letter, a report from the ACC, and the business cards she needs to include. She would like to start publishing an

article on new residents. Ed and Dick will work on getting the business card information to her.

LRC - Yoga: A resident has approached the LRC about the possibility of running yoga classes. The consensus was that if she was allowed she would need to have the relevant business insurance in place.

Speeding on POA roads: There is a lot of concern regarding speeding within the development as well as drivers ignoring stop signs. Ed handed out a document describing events that board members had witnessed. He requested from the board that this document be included in the next newsletter and be an item on the agenda for the February quarterly meeting. Everyone was in favor of this. Pat also added that he had met with the police, and had stated to them that they must fine drivers they see ignoring any speed limits and/or signs.

Christmas exterior display contest: Dick explained that he has organized the Christmas display judging for the past four years, and this would be the last time he did so. He therefore is looking for someone else to drive the judges around the development and head this event. He requested an e-blast stating when this year's judging would take place; Doug stated he would do that.

Any Other Business: Pat stated that one owner who consistently violated the trailer regulations was having legal proceedings brought against him by the HOA's attorney. In addition, some stop signs are in need of repair.

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