

LAKE CLAIR PLACE HOA

**11/17/2020 Meeting Minutes**

**Covid 19 Protocols and Safe Distancing in Place**

Present: Russell Tull (P), James Adams (VP), Ray Sotomayor (secr), Peggy Hollinger, Carmen Christensen, Doland Austin

Call to order at 7:40PM (Tull)

1. Meeting minutes from September 15, 2020 read by Russ Tull and Voted on and approved by Board; Meeting on October 20, 2020 was cancelled upon a few members arriving at the basketball court; It was too dark to see anything and the mosquitos were swarming excessively so there are no minutes from October 2020.
2. Russ presented Treasury report; Nothing had come in as of late; an owner, Kevin Settle, moved back into the subdivision and owes fees and late fees of \$593.89; Motion to accept treasury report voted on and passed.
3. Ray reported that litigation is proceeding against Lot 85 at this point; Lawyers will keep us updated; We will try not to contact lawyers unless it's critical so we can save on their hourly billing;
5. Ray will email the draft he worked on for the Covenant Amendments/revisions before the next meeting. We need to devise a plan to provide copies to the all the members for a 66 2/3 vote to adopt; and how best to get an accurate list of all owners and residents with correct addresses;
6. Doland Austin brought up the inquiry as to the fence line along CR561 and the purchase and installation of additional sections of white PVC fencing. Doland indicated that he wanted to Board to install said fence sections and pay for it. Discussion was had bay all present and mention of the annual budget that was reviewed and voted upon as well as existing delinquencies with association dues from several properties which places a strain on the entire HOA budget. No decision was made or voted upon at this time.
7. Russ indicated that we need to get ready for the ANNUAL MEETING; there are 85 homes; the date for the ANNUAL meeting was decided to be January 19, 2021. Motion made, voted upon, and approved.
8. A homeowner adjacent to Ollie Court wrote a long letter to the HOA Board indicating that the property abutting the retention pond/drainage collection area was being used to ride motorized vehicles/motorcycles and ATV's and was disturbing the quiet use and property enjoyment of the surrounding homes/members. The letter suggested that one of the children who was using the drainage easement area for motorized recreational vehicles may be a child of an HOA Board member. Russ suggested that we place two signs-one on each

drainage/retention easement area within the subdivision prohibiting all motorized recreational vehicle use thereupon. Ray made the motion to have the Board purchase said signs, motion voted upon and passed/approved.

Motion to adjourn was made and seconded, adjournment at 8:40 pm.