

Lake Acres Home Owners' Association

Meeting Minutes

13 Jun 2009

I. Call to order

Mike Boitnott called to order the annual meeting of the **Lake Acres Homeowners' Association** at **5:30 p.m.** on **13 Jun 2009** in **The Lake Acres HOA Pavillion.**

II. Treasurer's Report

Kemp Lear read Treasurer's report. Copy to be posted with minutes.

III. Open issues

- a) Approximately \$437 remains of the \$1000 approved (at the previous meeting) for community cleanup.

IV. New business

- a) Mike Boitnott reported that under new law, the HOA must now pay taxes.
- b) A number of lots in the community are in arrears on lot fees. Should any of these lots fall into foreclosure, the delinquent dues do not transfer to the new owner. Two properties currently in foreclosure have delinquent dues. The HOA could retain an attorney and file a claim to collect, though this is cost prohibitive given our low lot dues.
A motion was made to strike the delinquent lot fees on these two properties from the books.
A brief discussion of deducting the losses from taxes ensued.
The motion was seconded by Mike Brown.
The motion carried with no opposition.
- c) Kemp Lear stated the 9 other properties with overdue lot fees would have liens placed against them.
- d) George Knight moved to raise the Neighborhood Disclosure Packet fee to \$100.
A brief discussion ensued around the need to increase the revenue to offset the taxes now paid by the organization.
Motion was seconded by Mike Brown.
Motion carried with no opposition.
- e) It was noted that some recent vandalism involving heat pumps had occurred.
- f) Several neighbors complained about Davis' Disposal trucks driving at excessive speed through the neighborhood. The HOA board will draft a letter asking Davis' Disposal to remind their drivers to observe the speed limit through the neighborhood.

- g) A discussion of vandalism and illicit behavior occurred. Homeowners were encouraged to contact the Spotsylvania County Sheriff's Department to request patrols of the neighborhood anytime suspicious persons or activities are noted.
- h) A motion was made by Drake Riggins to organize a neighborhood watch committee (which he will chair).
Motion was seconded
Motion was carried with no opposition.
- i) A motion was made by Kemp Lear to authorize up to \$1500 for the replacement of picnic tables at the pavilion.
A brief discussion ensued during which Marianne Spooner offered to contact the Spotsylvania High School Shop teacher regarding the sale of picnic tables made by students during the past year.
Motion was seconded.
Motion was carried with no opposition.
- j) A motion was made by George Knight to authorize up to \$1000 to replace the HOA's 7 year old laptop computer, which has a failing hard disk drive.
Motion was seconded
Motion carried with no opposition.
- k) A motion was made by Kemp Lear to remove the neighborhood directory from the HOA website (in response to concerns from a resident).
A brief discussion ensued during which it was decided the neighborhood directory will be available in hard copy to residents, and listing of private data on this directory would be optional.
Motion was seconded.
Motion carried with no opposition.
- l) George Knight offered to investigate the cost associated with adding roll down doors to the pavilion (to secure the new tables).
- m) Drake Riggins will get an estimate on repairing two sections of the pavilion roof. Repair will be authorized by the board and funded out of the remaining budget for community cleanup.

V. Adjournment

Mike Boitnott adjourned the meeting at **6:33 p.m.**

Minutes submitted by: Drake Riggins

Minutes approved by: [Name]