

**Spring Lake Homeowners Association  
Board of Directors Meeting  
May 21,2014**

Shelley Kuroghlian called the meeting to order at 7:05 PM

Directors present were: Koren DeRusso, Shelley Kuroghlian, Tim Bishop, Geoff Barnes, Jack Russell, Michael Andre, and Phil Colettis from Ameritech. Absent: Mary Lou Quinn

**President's Report:**

Shelley proposed putting together a Buyer's/Renter's Application/ Agreement for all FUTURE buyers and renters, as soon as possible. There are no Agreements or restrictions in place right now per our HOA. The board approved and are proposing the following: 1) buyers would have to live a minimum of 2 years in their home, before they can rent it out; 2) renters would have to sign at least a 1 year lease; 3) put system in place for the board members to interview all prospective buyers and renters, and have them sign off on the HOAs Rules and Regulations, before they could move into a home; 4) Application must be completed, including background check, of all buyers and renters, with the \$100 fee paid by the potential buyers/homeowners. Phil told us that he agreements from other HOA which we can use. He will send an example to the board members. Once we finalize our Agreement, we will need a 75% (including proxies) approval by the homeowners to implement.

We, also, want to get the most up to date list of owner versus renter occupied home in the neighborhood, so Phil will send the his most current list to us.

**Secretary's Report**

Motion to waive reading of minutes by Jack Russell; 2nd by Michael Andre. Koren will send April minutes to board and Phil this week for review and approval.

**Treasurer's Report**

Michael Andre reported for the month ending 4/30/2104:

- Total Income: \$13,782.00
- Total Expenses: \$10372.99
- Cash on Hand: \$23538.77

Motion to approve by Koren DeRusso; 2<sup>nd</sup> by Geoff Barnes. Approved unanimously.

**Architectural Committee**

Tim presented requests from Lot #17 to paint house; Lot #62 to replace windows and sliding glass doors; Lot #105 to paint house and put new roof on extension. All requests approved unanimously.

**Managers Report**

Phil did his neighborhood inspection today, and will be sending out violation letters, including homeowner who is running a boat repair business out of his garage and 3 units with window A/C units, which need to be removed. Board discussed numerous car and boat parking violations, particularly the repeat offenders. We agreed to put the following protocol in place: 2 violation warning letters will be sent, with the second letter informing them that there will be no 3rd letter, and at that point, their vehicle will be towed AT THEIR EXPENSE. Phil will get a towing company signed up to do the towing. The Board members are responsible for anonymously calling the towing company, with a special code TBD, after the 3rd offense (2nd warning letter is ignored).

**Delinquency Status**

22 Delinquent (10 of 22 \$10 or less)  
2 Lien  
1 Foreclosure  
2 Bankruptcy

Motion to approve by Koren DeRusso; 2<sup>nd</sup> by Geoff Barnes. Approved unanimously

**Clubhouse**

Nothing to report.

**Landscaping Committee:**

Flowers planted by Anita and Jay were removed by lawn maintenance company. They will communicate and coordinate their actions together in the future.

**Old Business**

No update on lake erosion issue.

**New Business**

Michael Andre suggested the HOA web site needs updating, and volunteered to update the HOA web site. The board accepted and appreciated Michael's offer!

Due to vacation and travel plans of board members, there will be NO meetings in June and July.

Motion to adjourn meeting at 8:40PM by Jack Russell; 2nd by Michael Andre.

**NEXT BOARD MEETING: Wednesday, August 20, 2014 at the Clubhouse.**

Respectfully submitted,

Koren DeRusso,  
Secretary of the Spring Lake HOA  
Minutes subject to approval