

**Spring Lake Homeowners Association
Board of Directors Meeting
February 19, 2014**

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

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

President's Report:

Discussed letters being sent to board members regarding lake erosion issue from potential buyers and realtors. Reiterated that we must not discuss this issue, and must forward all requests for information to Ameritech and/or Ben Rabin, our attorney.

Secretary's Report

January meeting minutes presented. Motion to approve by Dave Camburn; 2nd by Tim Bishop. Approved unanimously.

Treasurer's Report

Dave Camburn reported for period ending 1/31/2014:

- Total Income: 12808.00
- Total Expenses: 15068.84
- Cash on Hand: 22654.93

Motion to approve by Koren DeRusso; 2nd by Tim Bishop. Approved unanimously.

Architectural Committee

Tim presented request from lot #54 to re-landscape front yard. Motion to approve by Dave Camburn; 2nd by Geoff Barnes. Approved unanimously.

Managers Report

Inspection completed and 36 violation letters sent out. Most common issue was need for pressure washing of siding and roofs. Letter will be sent to Lot# 83 homeowner regarding excessive music noise and request house to be painted. Phil is researching security companies, as we need to change from current company. Current company is not following protocol before calling police = too many "false alarms" and fines for community.

Delinquency Status

14 Delinquent
4 Letters sent to attorney
5 Demand letters sent out

Motion to approve by Dave Camburn; 2nd by Tim Bishop. Approved unanimously

Clubhouse

New treadmill has been purchased for \$414.00 and delivered.

Landscaping Committee:

No report.

Old Business

None to report.

New Business

Approval process and letter for new buyers and renters is now in place. We need to have a 2 person interviewing committee to meet with future buyers/renters. Board continued to discuss requiring a new homeowner to live in their property at least one-two years before they could rent it out. Too high a renter

to owner ratio can hurt property values. We will add this issue to Annual meeting agenda to present idea at the meeting to get the "pulse" of the homeowners.

Homeowners Input

Steve Oaks and his real estate agent questioned building a fence or deck behind Lot#17, 2249 Springrain, which Steve is buying. The board explained why no permanent structure can be built at this time. Tim suggested a temporary fence idea/compramise, which was excepted by Steve.

Michael Andre from Lot#133 kindly complimented the board for the work that we do and the way we do it. The board greatly appreciated this acknowledgement! Michael questioned why we can't have a special assessment to replace perimeter fence, and we explained to him why we could not to that, but are increasing the monthly HOA fees annually, there by slowly creating a fund for this purpose. He also asked for an update on the lake erosion project. The board told him that we can not discuss this topic during the ongoing mediation process. He is the homeowner of Lot#133, behind which the fence was recently repaired. Unfortunately, he told us that the rest of the fence, which was not repaired, also needs to be repaired/replaced. Phil will check out the fence and have it repaired or replaced as needed. Michael was also told to discuss shared side fences with his neighbors, as far as repairing or replacing them.

Motion to adjourn meeting at 8:20PM by Dave Camburn; 2nd by Mary Lou Quinn.

ANNUAL MEETING Wednesday, March 19, 2014 at the Clubhouse.

Respectfully submitted,

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