

**Spring Lake Homeowners Association
Board of Directors Meeting
January 15,2014**

Shelley Kuroghlian called the meeting to order at 7:03 PM

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

President's Report:

Shelley read a letter from "Walk Wise" and asked if Board thought our neighborhood should participate. The Board declined the offer. Letter on file. Requested that Phil send out letter to homeowners to take down outside holiday decorations by 1/31/2014. Also, include in letter a friendly reminder that now that the holidays are over (during which we "relaxed" our parking regulations, due to increased number of visitors), our parking regulations are back in force.

Secretary's Report

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

Treasurer's Report

Dave Camburn reported for periods ending 11/30/13 and 12/31/2013:

- Total Income NOV: 12088.37 DEC: 12609.75
- Total Expenses NOV: 13697.87 DEC: 16527.57
- Cash on Hand NOV: 32729.34 DEC: 28766.52

Motion to approve by Koren DeRusso; 2nd by Jack Russell. Approved unanimously.

Architectural Committee

Tim presented request from lot #132 to add screened porch in back of house. Approved. Lot #137 needs to submit request form for new roof already done. Motion to approve by Dave Camburn; 2nd by Jack Russell. Approved unanimously.

Managers Report

Inspection will be done by the end of January. Check for mold on home siding and roofs, as well as garbage bins left in view.

Delinquency Status

15 Delinquent
1 Foreclosure
2 Liens
2 Bankruptcy
5 Letters sent to attorney

Motion to approve by Dave Camburn; 2nd by Koren DeRusso. Approved unanimously

Clubhouse

Discussed replacing or reinforcing main gate/fencing into pool area. Treadmill broken. Will be removed and will buy new one. Board approved spending up to \$400 for new treadmill.

Landscaping Committee:

Board wants to formally thank Anita Bosley and Jay for doing such a beautiful job with the holiday decorations at the entrances to our neighborhood!

Old Business

Fence between Lot #133 and tennis courts was fixed by Jay, forming a "box" around tree.

New Business

Board discussed and agreed to send our a letter to homeowners to get an updated list of owner versus renter occupied homes in Spring Lake. Discussed and agreed to reinstate an approval process for potential buyers and renters. This approval process would include an application, with homeowner paying the \$100 fee, before they could sell or rent their property anyone. We also discussed and will look into requiring a new homeowner living in their property at least one year before they could rent it out. Phil will look into this issue and put together a list of legal options we could include in this process.

Homeowners Input

Jesse Sanders from Lot#151, is the listing agent for Lot#150. He asked if a potential buyer for this property could park their commercial truck in the driveway overnight, if they removed all equipment and signage from the vehicle. Board agreed it would be fine.

Motion to adjourn meeting at 8:03PM by Geoff Barnes; 2nd by Jack Russell

Next meeting will be Wednesday, February19, 2014 at the Clubhouse.

Respectfully submitted,

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