

Audubon Lake Homeowners Association

Annual Meeting Minutes February 26, 2009

- I. Meeting called to order 7:15pm**
- II. Attendance**
 - a) 44 Present
 - b) Proxy statements
 - c) Quorum
- III. Motion made and seconded to dispense of reading minutes from last year's meeting. Passed**
- IV. Motion made and seconded to accept meeting minutes from last year's meeting. Passed**
- V. Budget/Treasury Report (James Peterson, Treasurer)**
 - a) Report Given
 - b) No Dues Increase
 - c) Unpaid Dues Fines Assessments Discussed
 - d) Homeowners email accounts data at 70%
 - e) Budget approved unanimously
- VI. Welcoming Committee (Lynn Staffier, chair)**
 - a) Four new families were welcomed to the neighborhood in 2008
 1. Dawn and Bill Millar, 315 Lake Shore
 2. Kathleen and Nicolas Faust, Jr., 124 Blue Heron
 3. Barbara and Mark O' Donnell, 302 Lake Shore
 4. Glenna and Raymond McGuire, 46 Audubon
 - b) Homes for Sale
 1. 300 Lake Shore
 2. Lake Vista
 - c) Lots for Sale
 1. 3 Lots currently for sale
 - d) Homes soon to be on market
 1. 201 Lake Vista
 2. 114 Blue Heron
 3. 48 Audubon
 - e) 86 Homes currently occupied
 - f) No transactions reported for 2008
- VII. Flowers/Bereavement (Terry)**
- VIII. Entertainment**
 - a) Annual Christmas Party at the Hentons
 - b) Annual Picnic Cancelled due to no committee

IX. Board of Director Reports

- a) Lot Clean Up (Harry Rich)
 - Lake Shore empty lot is being cleaned regularly
- b) Fine Schedule (Harry Rich)
- c) Security System
 - 1. Established that surveillance system was cost-prohibitive.
 - 2. License plate camera non-effective.
 - 3. Reconsider if residents feel strongly about it.
- d) Sharp Road Re-Zoning (Harry Rich)
- e) Front Entrance Sign (Sharon Pauly)
 - 1. Under budget
 - 2. Removal of old signs
 - 3. Selection method discussed
 - 4. New reflective street signs added to neighborhood
 - 5. Widening of entrance/exit turns to open up front entrance and allow accessibility for large vehicles.
- f) Gas Lights
 - Contact Jim Peterson for gas light accessories
- g) Architectural Control Committee (Harry Rich)
 - 1. Forms available on website
 - 2. Noted that there are many same day requests. Asks if homeowners would give committee more advance notice before beginning projects.
- h) Drainage (Harry Rich)
 - 1. Drainage problems on Blue Heron discussed in detail.
 - Maintenance suggestions.
 - Re-digging of ditches.
 - Culvert suggestions; all, partly or none covered.
 - Engineering firms recommended for surveying ditch issues.
 - No suggestions on firms to do work.
- i) Conservancy/LLC
 - 1. Earth day lake clean-up
 - 2. Encroachments on other side of lake
 - 3. LLC Board Members: Steve Rose, Harry Rich, Jim Peterson, Brandt Lorio
- j) Website www.audubonlake.org (Kevin Mumphrey)
 - 1. Significant progress made with new and improved website
 - 2. Forms, board members' names, announcements available on website
 - 3. Snow Video hits
 - 4. Residents may send photos for submission on website
- k) Parking Violations (Brandt Lorio)
 - 1. Parking notices available for residents to administer as see fit
 - 2. RV parking
 - 3. Trailer Parking

X. Election of Officers for 2009

- a) The following officers and members at large were unanimously elected
 - 1. Brandt Lorio, President
 - 2. Steve Rose, Vice President
 - 3. Kevin Mumphrey, Secretary
 - 4. James Peterson, Treasurer
 - 5. Doug Levy, Member at Large
 - 6. Terry Lodge, Member at Large
- b) Harry Rich and Jeff Albert have resigned from the board.

XI. New Business

- a) Park proposal
- b) Erin Lorio addressed speeding concerns
- c) John Lodge addressed recycling

XII. Meeting Adjourned 8:30pm