

LLE#3
Quarterly Meeting
Feb. 5, 2022
Minutes

President Tena Oates called the meeting to order at 10:00 am.

Announcements

Condolences were given to the Tate family on the passing of Sandra's mother, and also it was announced that longtime resident Royce Shipman had passed as well.

Houses for sale in the neighborhood: the Booth's house on W. Lakeshore Drive, and Cindy Treich's house on N. Lakeshore Drive.

The October minutes were submitted for approval. Diane Salvaggio moved to approve and Don Thomas seconded. The motion passed.

Standing Reports

Finance – Diana Wilson gave the Treasurer's report. Details are attached to these minutes.

- Tricia O'Neal moved to accept the Treasurer's report. Carol Barr second and the motion to accept the report passed.

Vice President Report – Randy Smith reported:

- Improvements planned for the Point/Pavilion: new meter pole to light pier (done and paid for); replace boards on dock; wood work at the bulkhead; table top repairs; stairs to enter/exit the water for swimmers.
- Tena Oates reiterated that \$15,000 was allotted for all improvements at the Point (voted on at previous meeting). This amount is to cover the boat ramp repair as well.
- Randy Smith gave an update on the boat ramp repair: 1) Current best bid is \$16,000 (a significant increase over initial bid given last summer). Materials costs have increased. Other bids came in at roughly \$20,000-\$30,000. Nelson concrete is the current best bid. 2) The process will leave the existing boat ramp in place, with fillers and new slab poured on top. 3) Donations or additional fundraising will be needed to finish job at current bid.
- Several members present offered to donate to the project.
- Tony Tate was concerned that the project has not yet started, especially after efforts to raise money at fundraisers. There is a continued concern about damage to boats when launching.
- Tricia O'Neal moved to accept the VP report and Carol Barr seconded. Motion passed

1st Vice President Report – Pappy Paprocki reported:

- Dues and fees collections for April 2021-March 2022 have been collected 100%. Thank you to all.
- For the 2021 year, we had 99 membership families and 250.5 lots.
- Property ownership changes:
 1. Becky Arnold sold 323 West Lake Shore Drive to David and Cindy Foster.
 2. John and Teri Sentz sold 133 Holiday Lane to Cheryl Twigger, who is new to the neighborhood. Welcome!
- Anytime property ownership changes hands, please advise the POA Board so we can update records.

- Restrictions Review. The Architectural Review Committee (ARC) has approved three projects. Other issues regarding deed restrictions are listed below:
 1. Tom and Kathy Dyer will be adding some fencing to the back of their property; approved.
 2. Mike McCollom (for Janice McCollom) has requested permission for construction of a garage next to the existing garage; approved.
 3. Alan Hutchins requested permission to have a concrete pad laid in front of his property. This project is in review and is expected to be approved.
 4. Johnnie and Susan Phillips bought two lots on North Lake Shore drive and will submit a proposal to the ARC.
 5. Vicki Huebler asked if her neighbor had submitted a plan for his remodel project. There has not been a plan submitted. Vicki expressed concern that the project has caused drainage from his property to divert to her house now. Tena Oates said the only POA concern is TRA obedience, and the drainage issue should be worked out between neighbors.
 6. *Reminder: those who have submitted their projects and not started: the Deed Restrictions do limit the time the approval is valid.*
 7. *Reminder: anyone considering a project on their property should review the Deed Restrictions, and submit a request to the ARC.*
- Randy Smith moved to accept the 1st VP report. Don Thomas seconded and the motion passed.

New Business

- Tena Oates reported on the roads and drainage project:
 1. West Lake Shore Drive road repair is done.
 2. Drainage on N Lake Shore Drive: John Sentz and Pepe Sansor have had their concrete culverts dug out. The McColloms will be started this week
 3. Guy Goff has not been responsive about the drainage issue at his property on the corner of N Lake Shore Drive and W Lake Shore Drive. There have been discussions about draining under the road and through the Davis or Wilson/Pruitt properties to the lake.
 4. There is no date for when the road repair on N Lake Shore Drive will begin. The drainage issue will be addressed first.
 5. Melba Mayo encouraged neighbors to keep ditches clean as an aid to our drainage.
- Kathy Dyer expressed concern that Royce Shipman has a dead tree on his property. His family will be contacted about this.
- Don Hansard asked drivers to please slow down. It was noted that many delivery drivers and construction workers are the main violators of this issue.

Special Assessment for Roads/Drainage project:

- Tena Oates and Diana Wilson went over the costs of our roads/drainage project (see attached chart). The summary is that we will levy a special assessment this year to collect enough money to pay for the project.
- The POA Deed Restrictions call for three meetings in order to finalize the details of a special assessment. Today's meeting is to agree and vote on the language of the assessment.
- First draft of the language is attached to the end of these minutes.
- Carol Barr moved to accept the language presented for the special assessment, and Don Thomas seconded. The motion passed.
- The next meeting to discuss and fine-tune details of the assessment language will be FEBRUARY 19. A quorum is needed. The plan is to have the third and final meeting by March 1 so that the assessment billing can accompany the regular fees/dues mailing.

- A member present asked if LLE#2 can be asked to help pay for a portion of the roads they use. Sam and Pappy Paprocki invited Tena Oates to attend the #2 POA meeting on March 5. Tena confirmed.

Survey Results

- Tena Oates reported that one of the stronger issues that came out of our recent neighborhood survey was the future of Non-Owner-Occupied Properties (NOOP) in the neighborhood, and if/how they should be regulated. A committee was formed to investigate this apparent concern of the POA.
- Diana Wilson presented a map of the neighborhood showing the NOOP in the neighborhood (this was some of the committee work). She said the all of these properties changed to NOOP status since 2016, when the deed restrictions were changed to allow for rentals.
- The committee also studied various neighborhoods around the lake, and how these respective POAs addressed the NOOP issue. The result of this study was a new, more detailed survey for our POA.
- Tena Oates presented the new survey to members (one per family will suffice), and those not present will receive an emailed survey. Members can bring completed surveys to Tena's porch dropbox. The goal is to lay a preliminary foundation for *possible* future deed changes. Diana Wilson expressed the importance of addressing this issue now to protect the future of our neighborhood, and to preserve the neighborhood atmosphere desired by POA members.

Other Business

- Tena Oates reported that this April we have elections for VP (currently Randy Smith) and Secretary (currently Teri Sentz). Both have agreed to stay on in their respective positions.
- Pappy Paprocki will be resigning as 1st VP and this is his last meeting in that capacity. The members thanked Pappy for his service to our POA. This will leave a vacancy for 1st VP positions. Anyone interested in wanting to be on the ballot for any of the above-mentioned positions, please contact Carol Barr. Also, Carol *needs volunteers for the nominating committee. Please see her to serve.*
- Other committees needing volunteers: 1) ARC and 2) Social (need coordinator). Please see Tena Oates if you can fill these positions.

NEXT MEETINGS: Feb 19 and Feb 26 for Special Assessment meetings #2/#3, and April 16 for quarterly POA meeting.

Tricia O'Neal moved to adjourn the meeting and Barb Ralston seconded. There being no other business, the meeting was adjourned.

Respectfully submitted,

Teri Sentz
Secretary

SPECIAL ASSESSMENT
LAKE LIVINGSTON ESTATES NO 3
SPRING 2022

ARTICLE XIV – Special Assessments

Date Assessed: March 1, 2022

To be paid by: April 1, 2022

Assessment requested by:

Tena Oates – President

Randy Smith – Vice President

Reason for Assessment:

Road repair of North and West Lake Shore Dr to be conducted by Polk County Precinct 1 Maintenance Department. Road repair of Leisure Lane to be conducted by Polk County Precinct 1 Maintenance Department.

Any drainage repair **NOT** covered by Polk County Precinct 1 Maintenance Department. Repair that is deemed outside the responsibility of Polk County Precinct 1 Maintenance Department involves concrete demolition and concrete installation. Such repair shall be conducted by a reputable and bonded third party concrete contractor.

Amount of Assessment:

The amount of assessment to be levied by the Board of Directors of LLE No 3 is to be not greater than \$175.00/lot and not less than \$135.00/lot.

****A more precise amount will be available at future meetings before the finalizing member vote****

Quorum Met? Yes NO No. or Votes _____

Vote For: 35-27

Vote Against: 0

Vote Authorized by: Tena Oates and Randy Smith
Pres. Secretary

Roads/Drainage \$ analysis:

Money on Hand Now	\$	62,436.00
Reserve	\$	20,000.00
Point Improvements	\$	15,000.00
	\$	27,436.00
Phase I	\$	26,533.00
Drainage	\$	3,800.00
Phase II	\$	20,680.00
Phase III	\$	17,396.00
	\$	68,409.00
Short	\$	40,973.00
135 x 250.5	\$	33,817.50
175 x 250.5	\$	43,837.50

LLE #3 Financial Report

Total for the Period

Jan - Mar April - July Aug - Sept Oct - Dec Total 2021

Budget 2021

A O/(U) B

Budget 2022

First State Bank Checking Account:

Operating Deposits:

Mem Dues & Maint Fees	7,806.00	2,850.00	57.00	-	10,713.00
Pav Donations, Trf Fees, Other	50.00	225.00	120.00	150.00	545.00
Total Oper Deposits	7,856.00	3,075.00	177.00	150.00	11,258.00

	10,500.00	213.00	10,500.00
	500.00	45.00	500.00
	11,000.00	258.00	11,000.00

Operating Disbursements:

LLWS&SSC - Water	(150.75)	(201.00)	(100.50)	(150.75)	(603.00)
SHECO – Electricity	(550.94)	(765.56)	(619.85)	(723.72)	(2,660.07)
Lawn, Trees, Ditches Maintenance	(580.00)	(1,210.00)	(220.00)	(770.00)	(2,780.00)
TRA - Annual Shoreline/Septic Fees	-	-	(180.10)	(25.00)	(205.10)
Tapco Underwriters - Com Liability Ins	-	-	(1,141.58)	-	(1,141.58)
Property Taxes	-	-	-	(614.40)	(614.40)
Cleaning for Pavilion	-	(60.00)	-	-	(60.00)
Postage, box rental, copies, fees	(55.00)	-	(118.00)	-	(173.00)
Supplies	(24.88)	(80.82)	-	(33.51)	(139.21)
Professional fees	-	(250.00)	-	-	(250.00)
Total Oper Disbursements	(1,361.57)	(2,567.38)	(2,380.03)	(2,317.38)	(8,626.36)

	(603.00)	-	(603.00)
	(2,697.00)	36.93	(2,797.00)
	(3,700.00)	920.00	(3,500.00)
	(180.00)	(25.10)	(205.00)
	(1,140.00)	(1.58)	(1,140.00)
	(640.00)	25.60	(615.00)
	(120.00)	60.00	(120.00)
	(520.00)	347.00	(300.00)
	(100.00)	(39.21)	(370.00)
	(9,700.00)	(250.00)	(10,000.00)
	1,300.00	1,073.64	1,000.00

Excess Oper Deposits (Disbursements)

	6,494.43	507.62	(2,203.03)	(2,167.38)	2,631.64
--	----------	--------	------------	------------	----------

	1,331.64	1,331.64	1,000.00
--	----------	----------	----------

Fundraising and Capital Spending:

Memorial Day, Other Fundraisers	-	-	-	875.00	875.00
July 4th Fundraiser	-	5,764.00	-	-	5,764.00
Pavilion Rep/Add (ref, plumb, prof/screen)	-	(2,395.29)	-	(380.57)	(2,775.86)
Drainage, roads, boat ramp, HVAC	-	(1,440.00)	-	-	(1,440.00)
Excess Fundraising (Capital Spending)	-	1,928.71	-	494.43	2,423.14

	875.00	875.00	875.00
	5,764.00	5,764.00	5,764.00
	(2,775.86)	(2,775.86)	(2,775.86)
	13,560.00	13,560.00	(13,560.00)
	17,423.14	17,423.14	(13,560.00)

Ending Balance Checking Account

Beginning Balance	34,330.58	40,825.01	43,261.34	41,058.31	34,330.58
Ending Balance Checking Account	40,825.01	43,261.34	41,058.31	39,385.36	39,385.36

First State Bank CDs - Total

	23,061.68	23,078.77	23,084.19	23,088.29	23,088.29
--	-----------	-----------	-----------	-----------	-----------

Petty Cash	70.00	70.00	70.00	70.00	70.00
-------------------	--------------	--------------	--------------	--------------	--------------

Total Cash	63,956.69	66,410.11	64,212.50	62,543.65	62,543.65
-------------------	------------------	------------------	------------------	------------------	------------------

	43,898.87	43,898.87	18,644.78	26,895.36
--	-----------	-----------	-----------	-----------