

## Lakes at Oakmont (LAO) Homes Association

### 21 May 2012 Board of Director's Business Meeting Minutes

- 1) Meeting commenced - 6:30 PM, Monday, 21 May 2012 - Library, Platte City.
  - a) Attendance:
    - Board Members
      - (1) Present: Cindy Noble, Sue Palm, Scott Tessmer, Bob Beckel
      - (2) Not in attendance: Dave Huffman
    - Guests: none in attendance (all meetings are open to LAO residents)
  - b) Next Board meeting: Mon, 25 June at the Platte City Library, 6:30 PM.
    - Other business will be addressed via email.
    - Scott & Sue will meet separately regarding permanent files, TBD.
    - Scott & Cindy will meet separately for bookkeeping updates, TBD.
    - Monthly meetings have been changed to the 3<sup>rd</sup> Wednesdays of each month; the Monday 25 June meeting was scheduled due to availability of board members.
    - Minutes are posted on the Lakes of Oakmont website, <http://lakes-at-oakmont.com>
- 2) **Bills paid.**
  - a) No banks will provide 2 signature accounts due to liability issues. One signature account will remain on bills, paid by Scott.
  - b) Electricity is automatic; auto account paid by Scott, monitored by Cindy.
  - c) Midwest Lake management consultation, \$265.
  - d) P.O. Box re-keying and 2 new keys, \$20.
  - e) Water bill paid.
  - f) Lawn maintenance paid.
  - g) Signs for spring clean-up and LAO website announcement were purchased and put up by Scott.
- 3) **Old Business.**

**CINDY NOBLE:**

  - a) Stephen Noble continues to volunteer his time and effort at the direction of the board to attain bids for 1) resolving erosion problem; 2) re-establishing a fountain for year-round use with less problems and supporting maintenance, and 3) fixing the lakes' aerators to functioning condition out of the flood plain with supporting maintenance.
    - Silt pond: located just south of the main entrance, originally about 6 feet to bedrock. The banks are caving, contributing to silt. Primrose around the pond must be killed; roots go 4 feet up bank from waterline. Options for resolving issues are under development: 1) burn off; 2) dredge; 3) drain, clean, rock, add pits; 4) fill in for wetland.
    - East lake: Five acre lake, originally dug to 30 feet deep. Minimum depth for health of lake is 10-12 feet. Algae must be controlled now; aerator may be too small for size of lake.
    - West lake: Eight acre lake, originally dug to 30 feet deep. Algae must be controlled now.
    - Steve continues to collect bids for resolving erosion, re-establishing a fountain, and fixing or replacing aerators. Most bids are in. A few are still outstanding. Courses of action related to the long term lake plan will be presented to the board in June.
    - Steve contacted Todd at Missouri Department of Conservation regarding the muskrat locations after Scott contacted established the plan of action. Muskrats are burrowing

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in the silt pond and in the east lake. They potentially have homes in the west lake that are currently unknown.

- Cindy received the Lake Committee book and one key to the aerators. One key still needs to be collected; owner unknown – need to check with Dave Huffman.
- b) Cindy will develop an Insurance information paper for the LAO website.
- c) Cindy still needs to develop the recommended actions for the covenant violations.
- d) The board agreed to start developing continuity books for the key responsibility areas. More detail will be discussed at the next meeting. Cindy will develop the format and responsibilities will be divided up at the next meeting.

#### **SCOTT TESSMER:**

- e) Lawn maintenance contract was received. Will take action on next meeting.
- f) Scott will get an estimate from the current CPA regarding regular bookkeeping responsibilities.
- g) Scott received the LAO Laptop and provided it to Cindy.
- h) Scott was going to check on a contract for annual dues billing.
- i) Scott has collected the memory stick that has the current year taxes.
- j) Scott and others cleaned out the burn pits.
- k) Scott will check on getting an information presentation from the LAO lawyer.

#### **DAVE HUFFMAN:**

- l) Dave Huffman was to check with the Boy Scouts to support clean-up day on 2 June.
- m) Issues still exist with the Island on 126<sup>th</sup> street. Dave was to talk to the local representative to the Platte City Road District to find out how to resolve the issue of cars hitting the island. Signs or paint may be required.
- n) Dave was to contact the small dock homeowner and explain that due to insurance, the dock maintenance and upkeep will be taken over by the Homes Association.

#### **BOB BECKEL:**

- o) Bob will work with the DRC to operate it in accordance with the covenants.
- p) Bob will research a new letterhead for the association. His daughter will provide community service by getting a head start on lake clean-up.
- q) Bob will take responsibility for Landscaping maintenance, bids and contracts as needed.
- r) Bob will begin drafting a flyer for community distribution, focusing on covenant enforcement and DRC related issues.
- s) Bob will check on where to find replacement mail box posts.

#### **SUE PALM:**

- t) Sue volunteered, during the 26 April storage cleanup meeting, to purchase water for the 2 June cleanup. She will provide a receipt for reimbursement.
- u) Sue will begin picking up the mail.
- v) Sue will reserve locations for the upcoming meetings.

#### **4) New Business:**

- a) Water quality still needs to be tested. In 2003, water quality was approaching “no swimming” quality before the permanent geese took residence. This will be incorporated into the Lake long term planning. Only known lab that tests the water is Key Stone in KC Kansas. A nitrate, nitrite, PH and chloroform testing is planned. Based on 2003 cost,

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this should be around \$30.00. Steve Noble will check the business that do this as well as the cost and get approval through email from the board.

- b) Geese are being fed. Rather than signs, the board decided to post the information on the website. Information must get to the home owners to control the geese. Testing the water quality will support this effort.
- c) Algae control. East and West lake treatment last week of May by Chemtrol, total cost of \$4800 for 2012 treatment. Vote: 4 Yes, 0 No. Steve Noble will contact Chemtrol to execute as soon as possible.
- d) Bill was received from Boy Scouts for annual holiday flags. This action will be handled through email.
- e) Steve Noble requested permission to access the west lake with his green Jeep for lake bottom clean up. This requires Brad to cut more room on the west side of the west trail. Permission granted.
- f) Trash can liners are missing, Bob to research replacements.
- g) Scott will lead the development of a plan for 2 June cleanup.
- h) When conducting business via email and responding to LAO email inquiries, all board members will copy furnish the LAO email so all board members get a copy of responses.
- i) Scott provided a quick tutorial on how to update the LAO website.

### 5) RESPONSIBILITIES SUMMARY

#### a) **Scott Tessmer:**

- Lawn Maintenance: monitoring, attaining bids, contracts.
- Maintains checkbook and leads the bill payment for "checks and balances."

#### b) **Cindy Noble:**

- Lake Health Maintenance (erosion and water quality): monitoring, attaining bids and contracts.
- LAO Minutes.
- Bookkeeping – separate from the checkbook for "checks and balances."

#### c) **Dave Huffman:**

- Trail Maintenance: monitoring, attaining bids, contracts.

#### d) **Sue Palm:**

- Maintain all key and important files for the board.
- Collect mail (dues and bills) for "checks and balances."
- Reserve meeting locations.

#### e) **Bob Beckel:**

- Landscaping Maintenance: monitoring, attaining bids, contracts.
- DRC representative and handles issues.

- f) Other key responsibilities yet to be distributed among board members includes: Handling issues and complaints, and sprinkler maintenance.

### 6) Meeting adjourned at 8:15