

Lakes at Oakmont (LAO) Homes Association

25 June 2012 Board of Director's Business Meeting Minutes

- 1) Meeting commenced - 6:30 PM, Monday, 25 June 2012 - Library, Platte City.
 - a) Attendance:
 - Board Members
 - (1) Present: Cindy Noble, Sue Palm, Scott Tessmer, Bob Beckel, Dave Huffman
 - Guests: Bob Shaw (LAO Lawyer), JE Dunn representatives
 - b) Next Board meeting: 18 July at the Platte City Library, 6:30 PM or sooner, given availability of information and members to vote on the lake erosion issues listed below.
 - Other business will be addressed via email.
 - Monthly meetings have been changed to the 3rd Wednesdays of each month or based on the scheduled due to availability of board members.
 - Minutes are posted on the Lakes of Oakmont website, <http://lakes-at-oakmont.com>
- 2) **Bills paid. – Not addressed at this meeting.**
- 3) **Issues discussed:**
 - a) Visit by Bob Shaw, LAO lawyer.
 - Bob provides support for: Fence violations, liens, letters for violations, advice at annual meetings, potential amendments.
 - Individual homeowners can enforce the covenants, not just the board.
 - Any ambiguity or lack of clarity in the covenants is not actionable.
 - Bob Shaw stated that there were 7 outstanding liens. Board must follow-up and provide releases on liens where annual dues have been paid. [Action: Scott]
 - Current fence issue: Must check history on fence approval, then take action to get fence moved. Potentially requires support from Bob Shaw.
 - Insurance questions were addressed:
 - (1) Is a "hold harmless" agreement is needed for each contractor hired that is doing business on LAO grounds? Bob stated it wouldn't hurt, but to always have a written contract.
 - Is flood insurance necessary to protect the association in the event of a dam break or is the current liability sufficient? Need to determine based on risk...no risk is apparent.
 - What we can do in the event that a homeowner does not have liability insurance and an incident occurs on their property? Is the association liable? There is nothing we can do. Association liability is situation dependent. .
 - What happens when renters don't carry renters' liability? Does the bullet above also apply? There is nothing we can do. Association liability is situation dependent.
 - b) A short summary of the West Lake underwater report was provided to the board based on underwater clean-ups conducted on 8 and 24 June. The report is posted on the website.
 - c) First lake decision was to select a bid for removing the trees from the West Lake dam. The board unanimously selected Walker Tree Service for \$3185. Walker will be contacted on 26 or 27 June and begin work as soon as possible. A copy of their liability insurance will be attained prior to signing of the contract.

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d) The last issue for the night was to discuss the way ahead for the critical erosion issues around the lakes. Discussed were the two areas on East Lake (south side under bridge and Lot 5 runoff) and the Silt Pond issue documented in the 21 May minutes. Other issues involve sealing the trails, replacing the bridges, re-establishing the fountain and moving/replacing the East Lake aerator.

- After much discussion, the board prioritized the key upcoming projects. All board members prioritized resolving the 2 critical erosion issues on East Lake as priority 1. Four of the 5 board members identified the bridges as the 2nd priority, due to the relationship to the East Lake erosion resolution. Third priority was the Silt Pond with all board members seeing as 3rd or higher in priority. These top three were followed by trail repair and fountain replacement (tied for fourth). Lastly, repair of the East Lake aerator was the last priority.
- The board voted unanimously that the Silt Pond's long term solution should be to drain it, clean it, and rock the edges. This will help get rid of the muskrat burrows and should restore the dredging cycle to approximately once every 5 years. **Action needed by the board is to find out how to get permission to dump the silt at the south end of Running Horse Road and find out who dredged the Silt Pond last and how much it cost.** The JE Dunn representatives (the only contractors to respond to the call for bids) will refine their Silt Pond repair estimate based on rocking 3' below the water line and taking the silt to the end of Running Horse Road.
- JE Dunn was also the only contractor to come through with a bid to repair the two critical erosion areas on East Lake. Other contractors came out to look at the area and were continuously contacted, but did not follow through after being given around a month or more to respond. It will cost approximately \$56K to repair the lake. At issue was whether or not to replace the bridge on the south side at the same time. And, if this bridge were fixed, it may be cheaper to resolve the issues with the West Lake bridge at the same time. **Action needed by the board is to lay out funding options, given the priorities of repair listed above. JE Dunn will put together a more firm price for the bridges.**
- No final decision was made on the erosion issues.
- Cindy Noble will establish funding options that span multiple years given the priorities above.
- Cindy Noble will contact Larry Potts regarding how to get permission for dumping at the end of Running Horse and find out about who did the prior dredging.
- Cindy Noble will contact the board after the funding options are established and the information from JE Dunn is in to see if the board can meet prior to the 18 July date, or if decisions can be made via email.
- Scott will continue paying bills; Cindy and Scott will meet on 1 July to update accounting records.