

**Lakes at Oakmont (LAO) Homes Association**  
**February 2012 Board of Director's Business Meeting Minutes**

- 1) **Meeting commenced** - 6:30 PM, Thursday, February 9<sup>th</sup>, 2012 - "Pizza Shoppe" restaurant, Platte City
  - a) Attendance:
    - Board Members
      - (1) Present: Cindy Noble, Sue Palm and Scott Tessmer
      - (2) Not in attendance: Bob Beckel, Dave Huffman
    - Guests: none in attendance (all meetings are open to LAO residents)
  - b) Next Board meeting: 6:30 PM, Thursday, March 8<sup>th</sup>, 2012
    - Monthly meetings are usually the 2<sup>nd</sup> Thursday at the Platte City "Pizza Shoppe"
    - Minutes are posted on the Lakes of Oakmont website, <http://lakes-at-oakmont.com>
- 2) **Financial Report:** No update due to turnover of Board Members
  - a) **Outgoing funds:** Utilities only.
    - Scott Tessmer to replace Dave Edwards on LAO bank Account. Sue Palm willing to be second member on account.
    - Auto-pay option is being explored to pay for LOA utilities (water and electric).
  - b) **Homes Association Dues:** as of Dec 2011
    - Households which have not fully paid dues, considered over due: Five (5)
    - Households in arrears 24 months or more with a lean: One (1)
- 3) **New Business:**

The Board welcomed Sue Palm and Cindy Noble as new LAO Home Owners Board of Director members.
- 4) **Old Business:**
  - a) **Annual Meeting – closed**
  - b) **Covenant Issues**
    - Board is reviewing appropriate actions for resident reported issues and will publish resolutions as appropriate. **Actions:** Suspense open:
      - a) Draft guidance to handle covenant issues including "resolution guidance".
      - b) Draft sample letters for covenant issues – board.
      - c) Speak with lawyer on covenant guidance and letters developed.
    - Current issues/non-compliance with covenants:
      - a) Parking of Commercial Vehicles in neighborhood. Construction vehicles parked in driveways.
      - b) Trash can being kept out side.
      - c) Parking trailers, RVs.
      - d) ATVs in green space.

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### c) **Design Review Committee (DRC)**

Bob Beckel is working with current developer run DRC team. Three outcomes of the assigned actions will determine the future board actions.

#### **Actions:**

- 1) Discuss with DRC about LOA Homes Association Board having membership to start transition as one of the four DRC members – Bob.
- 2) DRC documentation is being requested for the association – Bob.
- 3) Check with Developers/DRC on where to get replacement mailbox posts – Bob.

### d) **LAO website** <http://lakes-at-oakmont.com>

- Renovations are mostly complete sans the Covenants & Frequently Answered Questions (FAQ) pages. **Action:** Cindy will be reviewing Covenants to develop resolution plan as discussed at Annual Meeting. Will also develop more FAQs.
- Board voted to remove Resident Message Board since we have no means to edit content. Major post such as criminal activity, notice for all residence will be post on front page of website. Residence can contact board to add posts. **Action:** Scott to remove service and link.

### e) **Community Projects**

Currently there are no special projects in progress. The Board is looking for volunteers willing to lead special projects such as a community garage sale and spring/fall clean up.

### f) **LOA Homes Association Bylaws**

Board voted 2/9/2012 to table action and remove from current business.

### g) **Officer Positions/Homes Association Organizational Structure:**

Board voted 2/9/2012 to table action and remove from current business. Will retain informal structure to Board.

## 5) **Capital Project Planning**

The topic of 2012 major projects and budgeting was discussed.

- Maintenance of the trail system and bridges - estimates needed along with evaluation of lake erosion issues around lake.
  - Set up county conservation assessment of erosion, silt, dredging issues.
  - Determine contract needs and solicit bids
- Possible expansion of the trail system - low interest at annual meeting
  - Check with county parks to determine possibility of connecting to Prairie Green Space - Scott Tessmer.
- Revisiting the traffic circle landscaping improvements- not hold until spring/summer evaluation for fall plantings where/if needed

. Specific actions to explore options include:

### a) **Erosion Problem:**

- Mr. John Klein (Guest) presented his concerns on the erosion at the end of a water drainage run behind his residence (Nov 2011).

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**Actions/Outcomes:**

- 1) Scott Tessmer - determined erosion is on LOA property and needs to be repaired
- 2) Other erosion issues were surveyed around the lake and Steve Noble has volunteered to have a conservation officer look at our lake erosion.
- 3) Erosion control may become the 2012 major project as repairs could impact our trails. Therefore solving the erosion issues needs to be complete before major trail maintenance is started.

**6) Meeting adjourned at 7:59 pm.**

Scott Tessmer  
LOA Association Board Member  
Dec Meeting Recorder