

Petite Lake Highwoods Association

Annual Meeting minutes for 9/28/2019

1. **Meeting called to order:** 10:15am
2. **Officers Present:** Bob Leavitt, Shannon Turk, Joe Kozlowski, Sam Terranova, Amanda Wood, Mary Sena, Lauren Hart
3. **Officers Absent:** None
4. **Introduction of new members:** Anthony Lucin, Hipolito Tijerina Jr., Michael and Debbie Maher, Roger and Beth Schindler, Jerry Kelly, Curt Barnes & Amber Nagl, Tim & Karen Latta
5. **Present and Adopt agenda:** Pete Eiseth made motion, Lou Aerne seconded
6. **Read and approve minutes from 9/28/2019 meeting:** Bill Brooks motioned to accept, Sandy Lehe seconded
7. **Election of Officers:**

Bill Brooks volunteered to preside over the election of new officers.

 - A. President - Chris Lehe nominated Bob Leavitt, Bob accepts, Cathy Brooks seconded
 - B. Vice President – Sandy Lehe nominated Amanda Wood, Amanda declined, Amanda nominated Shannon Turk, Shannon accepted
 - C. Treasurer - Shannon Turk nominated Amanda Wood, Amanda accepted
 - D. Secretary - Cathy Brooks nominated Sam Terranova, Sam declined, Bob Leavitt nominated Lauren Hart, Lauren accepted
 - E. Beach Commissioner - Bob Leavitt nominated Joe Kozlowski, Joe accepted
 - F. Park Commissioner - Shannon Turk nominated Sam Terranova, Sam accepted
 - G. Road Commissioner - Shannon Turk nominated Mary Sena, Mary accepted
8. **Public Comments:**

Lou Aerne - noticed skid marks and a knocked down mailbox on W Forest Drive.

 - Shannon Turk mentioned checking with Lance to see if it was caught on his cameras.
 - Amanda Loar also said she looked out her window and noticed the car hit the fence and mailbox
 - Board will file a report with the Sheriff's department
 - J.D. said the car in question was doing laps around the neighborhood.

Anthony Lucin - he has been noticing a lot of cars speeding down Highwood. Mary Sena noted that she has been discussing speedbumps with the highway commissioner. Lou Aerne added that we only have one entrance, so the speeding cars are not just passing through. Sue Payne suggested putting on Facebook that there will be more patrols to try and help discourage people that are speeding

Joe Kozlowski - he has been noticing garbage (liquor bottles and other debris) along Forest, when you pull into the neighborhood

Barb Bradley - Dorothy Jordahl's residence had a kid skateboarding outside of it, Barb questioned the kid and he said he was homeschooled. Barb also said they have a camera pointed at the house.

Chris Bradley - mentioned to watch mailboxes, he is concerned that people are going through mailboxes that are not theirs

Bob Leavitt - Brought up Facebook, and that Sam Terranova, Mary Sena and Amanda Wood will be updating neighborhood happenings.

Tim Latta - would like to see some action on the speeding issues in the neighborhood - he suggested a speeding table

Bob Leavitt - would like to discuss if we can use cameras to monitor the neighborhood

9. President's Report:

Bob Leavitt thanked the current Board

10. Other Reports:

Joe Kozlowski:

- Discussed delay on the weed abatement due to rising water and then the fish spawn
- Pointed out the work on the piers
- Also mentioned he is aware of the bee situation on the beach and indicated that it is a nuisance bee and not a pollinating bee
- He discussed issues he encountered trying to do the weed abatement ourselves
- He would prefer a pellet form for weed abatement instead of a liquid
- Sam Terranova was able to negotiate the price of the surveys that were needed
 - Cost was over \$7,000, they were able to get the price down to \$1600.00
- At this pricing level, having an outside company do the weed abatement was comparable in cost to doing it ourselves, and they take responsibility for the application
- Integrated Lakes is the company that does it and they send an aerial view that shows where the herbicide was applied
 - There was a question about liability if something were to go wrong
 - Insurance is a blanket policy
- Liquid has been applied for over 2 years , noted that spawning beds are coming back
- With Joe's license, we were able to purchase chemicals for insect issues.

Mary Sena

- She is working with Jim Jorgensen on road issues

11. Treasurer's Report, Audit Report and Budget

- Rachel Johnson, Dawn and Matt Langellier audited the books this year.
- Association took in over \$6,000 this year due to home sales
- Budget is up \$12.00 due to PO Box fee increase
- Weed abatement budgeted line is worse case scenario - \$7,707.15

12. Acceptance of Proposed Budget:

Barb Bradley motioned, Lou Aerne seconded

13. New Business

- A. Adding legal shield to budget to protect the board and the association
 - Bill Brooks thought it was a great idea

- B. Updating the pier agreement to say "at your own risk".

- Made the neighborhood aware of the incident that occurred with a home renter that has a slip accusing the company (that the association hired to level the piers) of doing damage to their boat lift on their slip.

-Barb Bradley questioned if the insurance policy covers the piers, too?

-the board will look into it and discuss it at the next meeting

- Amy Hagedorn commented that if the association takes responsibility instead of the contractor that it would set a precedent

-Tim Lotta suggested adding to the pier agreement "at your own expense" and that the HOA is not responsible for any damage to personal property that is at your pier space.

-Barb Bradley suggested that if the \$7000.00 isn't needed for the weed abatement to reallocate amount to additional insurance coverage

C. Updating by-laws

-Any interest in updating?

- Last update was 2003, 2012 Redline

- Bob Leavitt mentioned adding the redlined bylaws to the website. - 1 proposal is to lower the amount of votes needed to change the bylaws in the future

- Tim Latta is in support of updating the bylaws

- Corey Edson made the suggestion of making the proxies as to who attends the meeting

- Joe Kozlowski asked if we change the name of the association, would it dissolve the original by-laws

D. Neighborhood Social Events

- Possibly adding a gazebo or a pavilion

- Chili Dump

- Pig Roast

14. Old Business

- Remember to Check out the PLH Facebook page
- Maintain welcome committee
 - Sandy Lehe, Kathy Lotta, Brooke Sommerfield and Ondrea Edson volunteered
- Update any signatures with new board members

15. Adjourn:

Meeting adjourned at 11:30am

Submitted by: Lauren Hart, secretary