

**MINUTES OF THE MEETING
BOARD OF DIRECTORS
LAKE OF THE WOODS OF JACARANDA HOMEOWNERS ASSOCIATION, INC.
TUESDAY, DECEMBER 4, 2012
3:00 P. M.**

Present: Bruce Callahan, President, (via telephone), Troy Grieco, Vice President, Helmine Junger, Treasurer, Judie Gollwitzer, Secretary, and Dave Masek, Director. Jim Kraut for Management and owners in the audience.

The meeting was called to order by the Vice President, Troy Grieco at 3:02 P. M. at the Lakes of Jacaranda Clubhouse. Roll was called and a quorum was established. Proof of Notice of Meeting was announced, with Notice and Agenda posted at least forty-eight hours in advance. All motions passed at this meeting were unanimously approved by all Directors present, unless otherwise noted.

Approval of the Minutes of the last Board meeting: MOTION was made by Judie Gollwitzer and seconded by Dave Masek to approve the minutes of the Board meeting of November 7, and the Budget meeting of November 27, 2012, as presented.

MOTION PASSED.

REPORTS OF OFFICERS

A. President- Bruce Callahan.

1. Survey Mailing: Speed bump costs will be estimated at \$1,200.00 and locations will be Roseling and Caderwood. The survey has been written and will go out with the annual meeting mailing.
2. Tree Removal: Will be deferred until 2013.

B. Vice President-Troy Grieco: No report.

C. Treasurer-Helmine Junger.

1. Financials: The Treasurer reviewed the October financial report.
2. Delinquencies: The current report was reviewed and is attached and made a part of these original minutes.
3. Rentals/Sales: MOTION was made by Helmine Junger and seconded by Judie Gollwitzer to approve the membership application for 738 Fringed Orchid, as presented.

MOTION PASSED.

D. Secretary – Judie Gollwitzer:

1. Memorial Recognition: The inscription on the plaque for Joe Beima was read and is attached and made a part of these original minutes.
2. Holiday Decorating: The decorations have been delivered and will be sorted on Thursday in preparation for hanging.

E. Director – Dave Masek.

1. Signage: The old signs around Lake Meredith will be replaced after pricing has been obtained.
2. Mail Station Wrap up: All work has been completed except for the painting of the support columns and the relocation of the bulletin board

Keys-Caldwell Management Company Report:

A Property Manager - Jim Kraut

1. Covenant Violations: Management reviewed and distributed the latest violation chart and reported that 32 letters had been sent out.
2. Misc. Items: Letters were sent to Owners whose property backs up to Lake of the Woods Drive asking them to clean that sidewalk . There is a question as to whether they are responsible to clean the sidewalk or not. The Board will review the documents and at least one owner's survey to determine responsibility.

MOTION was made by Dave Masek and seconded by Judie Gollwitzer to approve the ARC request from the Owner of Lot # 585, as presented, providing that the selected contractor provide the Association with a copy of their current license and insurance, have an underground utility survey and that the Association receives a personal guarantee from the Owner that the new trees will be maintained for a year or be replaced at Owner's cost.

MOTION PASSED.

SUB-ASSOCIATIONS

- A. Park Estates: Holiday decorations will be put up this weekend.
- B. LOJ: No report.
- C. Grassy Oaks II: No report.
- D. Grassy Oaks III: No report.

STANDING COMMITTEE REPORTS:

- A. Architectural Review: Beverly Weltzien reported that the Committee met yesterday and approved several pending applications. There was one new submission yesterday, which was approved.

MOTION was made by Bruce Callahan and seconded by Judie Gollwitzer to accept the recommendation of the ARC Committee and send the \$100.00 refundable deposits to Neal Homes for Lots # J396, J418, J400 and J535, as soon as possible.

MOTION PASSED.

- B. Lakes and Wetlands – Art Bradley: No report.
- C. Disaster Preparedness – Joe Thiel: The Committee is looking toward 2013 projects. Marie Beima has donated tools to DDP. Mr. Thiel requested that the Association approve the purchase of two new storage racks and four two-way radios.
- D. Newsletter & Directory– Judie Gollwitzer: Mrs. Gollwitzer read her report which is attached and made a part of these original minutes. She recommended that the directory be placed in a small three ring binder so updates can be made annually. Keys-Caldwell will have the old directories shredded. Newsletter: Information is needed by December 22nd. A volunteer is needed to produce the March/April newsletter.
- E. Security Patrol - Bill Johnson: Reported that volunteers have gone from 23 couples in 2006 to 7 in 2012. New equipment is needed.

MOTION was made by Troy Grieco and seconded by Judie Gollwitzer to purchase seven two-way radios; four for DDP and three for Security, Board, and two storage shelves for DDP materials.

MOTION PASSED.

Three new magnetic signs are also needed for the security vehicle. (left, right and rear). Management will obtain pricing.

- F. Webmaster – Bob Valenziano: Mr. Valenziano read his report which is attached and made a part of these original minutes. Website e-mails for all Board members will be sent to Keys-Caldwell, and will then be distributed to the Board members.

SPECIAL COMMITTEES REPORTS:

- A. Landscaping – Liz Sharp: No report.
- B. Lecture Series: Judie Gollwitzer reviewed her report, which is attached and made a part of these original minutes.
- C. Social - Bru Murawski: Judie Gollwitzer reviewed her report, which is attached and made a part of these original minutes.
- D. Writers Group - Kathleen Smith: Judie Gollwitzer reported that Ms. Smith will resume the group in April.

UNFINISHED BUSINESS:

- A. Vehicle at LOJ 263: Management will send a letter to the owner requesting that this recreational vehicle be parked in the garage or removed from the Association.
- B. 512 Purslane Point: The clean-up of the property will begin this Thursday.
- C. Review Action Item List: 1). Bocce Court: a survey will be taken. 2). Speed Bumps: a survey will be taken. 3). Pine Removal: A formal proposal will be submitted in 2013. 4). Gazebo and Mail Station: Covered. 8). Talk to Attorney Ulrich: Waiting for response.

NEW BUSINESS:

- A. Hogs: MOTION was made by Bruce Callahan and seconded by Judie Gollwitzer to hire Steve Meredith to catch/remove hogs by any legal means possible for two weeks at a cost not to exceed \$1,000.

MOTION PASSED.

(For: Callahan, Gollwitzer, Masek. Against: Grieco, Junger).

- B. Homeowner Comments on Agenda Items – 3 minute limit to express viewpoint: 1). Glad to hear that 512 Purslane is being cleaned up. Damage to neighboring homes has been done by rats living on that property. 2). It is good that the Association will have a CPA review because of the three treasurers in the last six months. 3). Sidewalk cleaning needs to be done by all owners cited within the same time frame. 4). The Board was presented with a list of violations for 612 and 613 Fringed Orchid Trail; Management will inspect the property using the list. Should clean before sending letters to owners.
- C. Modify Action List: None.

MOTION was made by Judie Gollwitzer and seconded by Dave Masek that the meeting be adjourned.

MOTION PASSED.

The meeting was adjourned at 5:04 P. M. The next meeting will be held on January 8, 2013, at 3:00 P. M., at the Lakes of Jacaranda clubhouse.

Respectfully submitted,

James S. Kraut
For the Secretary