

**Lake LeAnn Property Owner's Association Meeting Minutes**  
Somerset Center Township Community Room, Somerset Center  
May 27, 2009

Meeting was called to order by President Lori Coyle at 7:05pm.

**Roll Call:** Nick Thomas, Bill Wehrwein, Lori Coyle, Rick Lobliner, Michael Leach, Maureen Butrico, Betty Woods, Ross Flick, Cathy Longo, Marie Milbourne, Dave Wagner, Charlie Scouten

Absent: Martin Seitz, Scott Pickard, Debbie Pelmeear

**Determination of Quorum executed.**

Guests as Signed: Greg Milbourne, Kathy Wagner

**Open Forum:** Marie Milbourne asked about the February meeting and why it was counted against Directors as being an absence when it was canceled. Coyle responded that it was canceled due to a lack of quorum. Board discussed the attendance policy for Directors. Butrico motioned to count the absence for those Directors that gave advance notice to not be at the meeting. Longo supported. Motion carried. Longo to review the attendance policy and draft or revise as needed.

Township meeting was added to the agenda under Old Business. Scouten motioned to approve the agenda as amended. Butrico supported. Motion carried.

Butrico motioned to approve the April 22, 2009 Board Meeting Minutes as presented. Thomas supported. Motion carried.

Financial statements were reviewed. Gramm will email the Directors the bills for approval as they were not included in the Board packet. The Board will vote on them at next month's meeting.

**Office Report:** The office reported that the annual newsletter and lake treatment schedules have been mailed. Somerset Beach Campground is not charging the Association to have the Annual Meeting there, but wondered if the Board would like to make a donation. They are providing items we normally rent as well as setting up and cleaning up for us. Butrico motioned to donate \$100 to Somerset Beach Campground as a thank you for letting us use the facilities. Leach supported. Motion carried. Gramm will check on using the campground grill for the BBQ.

Member offered to clean the office to pay down the balance of the amount they owed in dues since they are unemployed. Board discussed capping the amount paid to just what is owed as long as it is tied to the budget. Butrico motioned to accept the offer and use the amount budgeted for office cleaning no to exceed \$10/hour and coordinated through the Office Manager. Leach supported. Motion carried.

LLPOA garage sales are June 6<sup>th</sup> and will be advertised in several local papers.

Coyle received reports of vandalism at mooring sites. Board will inform members of the vandalism at the Annual Meeting and recommend they contact the authorities.

**Executive Committee:** No meeting

**Building Control Committee:** The committee met and approved two plans, reviewed a swing set / jungle gym concern from a member, discussed adding the BCC back to the bylaws as a standing committee, listed items to be included in the BCC guidelines booklet, drafted operating procedures for the committee and office staff and voted to amend the proposed declaration of restrictions with regards to minimum square footage and height restriction. Longo motioned to amend the previous action of the Board to approve the recommended changes to the deed restrictions by removing the 2 story height restriction and restoring the current requirements and changing the minimum ground floor living area to a consistent 1000 square feet above grade for all subdivisions. Leach supported. Motion carried with one opposed.

**Lake Control Committee:** The committee looked into a narrow channel north of the north launch upon request of a member. The committee determined that this is beyond a clean up project for the property owners and volunteer. It would require extensive dredging. The committee cannot recommend that LLPOA funds be allocated for this area.

The committee has been looking into using weevils to take care of the Eurasian milfoil. Our standard chemical treatments for plants would kill weevils. It has been decided that there is more to learn about weevils.

The 05/08/09 survey found the south lake to have two areas of Eurasian milfoil, several more with native milfoil and some curly leaf pondweed. The north lake had curly leaf pondweed but neither type of milfoil.

Lake weeds were treated on May 14<sup>th</sup> but due to high winds PLM had to come back on the 19<sup>th</sup> to finish. We have received several calls regarding the north lake. It takes 7-12 days for the weeds to die and fall. The Board appreciates all the hard work that the LCC has done & continues to do.

**Maintenance Committee:** The Greenbriar Park fence has been fixed. A willow birch was planted in the park off Waldron Road at NL10 and the willow tree already there shows signs of life.

**Mooring Committee:** Royal Shores mooring site area looks great. The playground is now usable.

**Rules and Regulations Committee:** No meeting.

**Special Committee on Dues & Fees:** This committee was to evaluate different ways to manage the LLPOA budget and to find innovative methods of funding budget needs. The committee came up with several ideas and now the Board and the committee will need to examine each idea to see if they are both affordable and not detrimental to the Association.

The Board discussed the deed restriction packets with regards to one of the committee ideas. Wagner Motioned to move forward with the proposed deed restrictions as amended. Butrico supported. Coyle read an attorney opinion regarding the assessment of dues. Per the attorney the deed restrictions should be precise and not easily changed. Motion carried.

**Old Business:** Gramm spoke to Chief Friess at the Somerset Fire Department regarding the donation for safety pup. The booklets Wagner provided would work if enough could be supplied to cover all grade levels K – 5. Wagner agreed to supply.

Thomas attended the Township meeting to address the rezoning of the Meckley Farm. It was not addressed. Thomas provided a statement in writing to the township on behalf of the Association.

**Open Forum:** Further discussion on Board attendance. Longo to review the bylaws and the current Board policy and revise as needed. It was recommended that the policy should require Directors to phone in absences. Due to unavoidable absences and in accordance with current attendance policy, Scott Pickard was reluctantly removed from the Board. The Board expressed understanding of the reasons preventing attendance and necessitating this action.

Longo Motioned to approve the April 22, 2009 closed meeting minutes as presented. Wagner supported. Motion carried.

Meeting adjourned at 9:30pm.

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Michelle L. Gramm, Office Manager  
Approved June 24, 2009