

Lake Front Townhomes, Homeowners Association, Inc.

Lake Front Board Meeting Minutes **APPROVED**

Date: January 11, 2012
Time: 8:00AM
Place: Lake Front Building U unit A

APPROVED

Call to Order

Meeting was called to order at 8:11 a. m. Board members in attendance were Brandon Standifird, John Christiansen and Jay Modglin. In attendance from Stillwater Community Management was Holly Bristol.

Quorum was established with all Board members in attendance.

December 5th, 2011 meeting minutes were reviewed and unanimously approved by the Board.

Old Business

PARKING

Discussion was held as to how SCM should identify cars in violation. During property inspection, SCM to tag cars in violation.

Board requested SCM solicit bids to handicapped lines in designated parking spaces.

SNOW REMOVAL

SCM contacted Vargus regarding plowing streets earlier than is currently being done. Vargus will try to move Lake Front up in their removal schedule.

Board discussed homeowner request to not sand HOA streets. Board discussed this issue. Certain streets do not receive sun during the winter because of their orientation and the height of adjacent buildings. There is significant buildup of ice during prolonged low temperatures and this ice is hazardous to drive on and for safety reasons this ice buildup must be addressed. Sanding these areas was determined to be the most effective way of addressing the issue.

Motion to Approve: Apply Sand to Ice Problem Areas: PASSED

WINDOW WELLS

Board requested SCM contact installer of window wells and request replacement of window well on unit R-3.

DOWNSPOUTS

Reviewed bids to replace and repaint crushed downspouts throughout the neighborhood. Board approved bid by RC Construction. Board requested SCM issue work order.

Motion to Approve: RC Construction Bid for Downspout Replacement: PASSED



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LIGHTING

The Board discussed alternative ideas for lighting mailboxes and steps throughout the community. Board requested SCM solicit bids from electrical contractors for adding power/pedestals periodically throughout the neighborhood. Holly to send Board specs on solar bollards.

New Business

FINANCIALS

Reviewed monthly financials.

V BUILDING

Steve Knoll from Remington Homes presented progress to the Board regarding settling in V Building. The issue is with attorneys for both sides and is near the point of settlement. Board requested SCM ask for resident comment on settling in V Building during the next meeting.

VARGAS

During snow removal, some concrete damage was noticed. SCM to contact Vargas about repairs and the type of equipment used especially on stairs.

Adjournment

Meeting adjourned at 9:45am.



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