

Lyle Ridge 11th Annual HOA Meeting Minutes

Meeting took Place at 1032 LRC, 6-7pm, September 11th, 2018

Introduction:

Motion to begin meeting was made by President Rob Coughlin. The motion was seconded by Bob Genereaux. A quorum was confirmed by the President and the meeting began.

Rob thanked all the hard work of community volunteers. Wayne Abbott for all his work with our gate. Ron Livingston for his coordination and completion of Phase II road work. Finally, he mentioned the committee members are a tremendous help to our community by enforcing the HOA CCRs and their efforts allow the Board Officers to focus on managing the HOA business.

Old Business:

Complete

New Business:

Former President made a motion to determine what should be done regarding the 5-foot property line construction limitation. The motion was seconded by Jim Huff. Currently there are homes that violate this rule, however the rule is still being enforced. A recommendation from the board concerning how to proceed is required for member approval.

Member Jack Durbin reported a neighbor's culvert pipe downhill from him has clogged. This clog is causing water to back up into his lot. It is believed the HOA has responsibility for all neighborhood drainage and should correct this issue. Rob made a motion to have the Board investigate this issue and resolve as necessary. Bob Genereaux seconded the motion.

Newly elected Secretary/Treasurer made a motion to investigate the requirements to erect a shelter for neighborhood children to use while waiting for the bus. The former President seconded the motion and acknowledged that once all the information was gathered, the proposal could be put to the members for a vote. This proposal will most likely require a special meeting to ensure an open dialogue is possible.

Newly elected president and secretary/treasurer are going to make an effort to fix the HOA e-mail notification process. They are going to work together to develop a new contact list and a process for sending and replying to e-mail messages concerning HOA business. Tina Provoncha said to expect a letter to your home within the next couple of weeks with more information.

Member Grant Fleming made a motion to pay dues ahead of time to eliminate the possibility of special assessments. Tina Provoncha seconded the motion. A discussion led to all members agreeing that they will pay 2018 dues NLT 31 December 2018 and then 2019 invoices will be

sent out and will be due NLT June of 2019. From this point on, billing will then again occur as it always has in September to be due NLT December 31st of 2019. To summarize, dues for 2018 have been billed and are due NLT December 31st of 2018. In 2019, the HOA will bill and collect 2019 dues NLT June of 2019, and 2020 dues will be billed and due NLT 31 December of 2019. This should create quite a surplus to eliminate any possible special assessments. All members present voted to approve this action.

Board Officer Election

A vote was taken, and the following were unanimously voted into office...Congratulations.

President – Tina Provoncha
Vice President – Jim Huff
Secretary/Treasurer – Jenny Scheinert

Committee Volunteers

Architectural Committee

Jeremy Martins
Steve Ringette
Grant Fleming

Agricultural Committee

Denise Delgado
Bob Genereaux
Louvenia Ringuette

Former President Rob Coughlin made a motion to adjourn the meeting, Bob Genereaux seconded the motion.