**Minutes**

**Block 27 Lake Lot Owners - Board of Directors Meeting**

**9 February 2017**

Meeting time: 18:28 Called to order, Location: Jean Duncan’s house

Members Present: Jean Duncan, Jason Stigge, Bob Sudduth, Tim Reicks, Tim Potts

* Bob Sudduth reviewed the financial statement covering 2016-2017. The current balance is $34,031.61. Only one lot owner has not paid their LLOA dues. Registered mail notice has been sent and received by the owner of the properties. In accordance with the Block-27 Covenants Article IV C.1 a lien was placed on the delinquent properties 7 Feb 2017. The lien shall continue until all assessments and fees have been paid.
	+ Discussion: A late payment schedule that would outline total amounts owed if payed by X date will be sent to the delinquent property owners. Fee amounts and interest accrued would be outlined in the form.
	+ Motion to approve financial statement by Tim Reicks, Second by Jean Duncan, approved by unanimous vote.

* Discussion was held regarding storm water drainage repair between Shoreline Circle and Island Drive.
	+ : The current bid from Schram & Sons is unclear. The second bid’s increase in price puts the project into the requirement for competitive bids as it has increased to over $4,000 for the single drain between Shoreline Circle and Island Drive.
	+ Motion by Bob Sudduth, second by Tim Reicks for competitive bids for drainage ditch repair between Shoreline Circle and Island Drive - approved by unanimous vote.
* Motion by Bob Sudduth, second by Jean Duncan to purchase four additional “lake lot owner only” signs at $20 each due to additional condos being built over the next year. Approved by unanimous vote.

* Boat lift discussion: Does the Board want to amend the rules to allow boat lifts? What requirements would be necessary to meet the LLOA member’s feedback and concerns?
	+ Motion by Jason Stigge, second by Bob Sudduth to deny boat lifts without restrictions. Motion passes by unanimous vote.
* Tentative restrictions discussion, pending approval after legal counsel.
	+ Easement agreement must be signed prior to any ACC approval, specific to a boat lift. Easement agreement to be developed by the Board with legal assistance.
	+ Any boat lift must be installed parallel to the shoreline.
	+ Total extension from the shoreline not exceed X feet (to be determined) not to encroach within X feet (tentative 8 feet either side) of the cove centerline.
	+ Material must be metallic with corrosion resistant properties and maintained in good repair.
	+ Color must be neutral. (black, white, gray, brown)
	+ Cover must be of a fabric material.
	+ There will be no side panels of any fashion.
	+ \* The installation of any powered boat lift will be addressed with the attorney due to liability and inspection concerns. A waiver of responsibility to the LLOA may be added to the easement agreement. Specifics to be determined.
	+ No boat shall be stored upon the lift form 15 November through 1 March.
	+ Any request shall be submitted through the ACC for initial assessment of compliance. The ACC will then forward the finalized request to the Board for approval.
	+ Lots whose perpendicular lot lines do not both intersect the water’s edge are subject to individual evaluation. The final decision on said lots’ suitability to have a boat lift, resides with the Board.
	+ The cost of filing the easement agreement will be paid for by the lot owner installing a boat lift.
* Motion by Jean Duncan, second by Tim Potts, to amend current rules banning boat lifts. Amend rules to allow boat lifts providing that they: meet specific restrictions set forth by the Board, obtain ACC approval, and are finalized by Board approval. No changes to the rules will be made until legal counsel has been obtained concerning the proposed amendments and liability matters.
	+ Motion passes 4 to 1 to amend the rules- subject to topics of discussion and legal counsel.
* Discussion about drafting a letter to LLOA members concerning potential boat lift approval.
* Tim Reicks motion to adjourn meeting, second by Bob Sudduth, passed by unanimous vote.
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Meeting adjourned at 21:15