

# Lake St. George Homeowners Association

## Minutes

### Board of Directors Meeting

January 24, 2011

#### Board Members Present:

Mike Tooke, President  
Pierre Thiemann, Vice President  
John Putzel, Treasurer  
Lillian Sawyer, Grounds  
Victoria Rosenbaum, Public Relations

#### Absent:

John Gagliano, Architectural  
Denise Lessard, Secretary

Scott Vignery, Property Manager

#### Meeting Called to Order at 7:00 p.m. by Mike Tooke

#### Minutes

After review, the minutes from November were approved by a motion from Pierre seconded by Lillian and a unanimous vote.

#### Treasurer's Report

John reported the year ended well without having to borrow from reserves. He's getting familiar with the financial report and Pierre has been helping.

#### Public Relations/Crime Watch

Vikki met with Denise and went over the Crime watch information and for the time being Denise is going to stay on the committee and go to the meetings. Vikki will decide at a later date if she wants to join. Until further notice leave Denise reporting on the crime watch program for the agenda. After some research Vikki determined there seems to have been problems with the website dating back to 2009. Pierre advised a lot of the information had to be re-created and there have been a couple of different vendors hosting the sites. At the present time Larry Fleisch is the contact person. Pierre asked that Scott get the template and have LSG follow that template. Vikki would like to see the minutes, architectural review forms, Rules & Regulations, meeting dates etc. be available for homeowners to view. She suggested the association might want to go on Facebook.

#### Grounds

Lillian reported that the Graffiti was taken care of. There had been a problem with the power supplying the irrigation system and 3 lights at the pool. The invoice has already come in and been paid and there will be another one coming for the pool gate because the locking mechanism was all apart, the invoice is

expected to be about \$130.00. The padlock are needing replacement and Mary Fontana has a gotten a price of \$120.00 which includes 12 locks and 24 keys. Lillian motioned to approve Mary ordering the locks and keys, Vikki seconded the motion which carried unanimous.

The soffit vents need to be replaced at the bathhouse, squirrels are getting in. Scott had gotten an estimate for refurbishing the restrooms but the bid was very high. Mary will get prices for Scott on various sinks and toilets so that he can email the estimates to the Board. Mary will also prepare a price on sanding, priming and painting the stalls, walls and ceilings. She will need a plumber to install the urinal. Mary will pick up some paint samples and she and Vikki will work on the colors. Scott will get Phil to repair the soffit vents. Lillian also reported the fence was installed to protect the security equipment.

#### **Management Report**

Scott provided a list of serious delinquent homeowners and explained the court proceeding status for each one. He'd like to check each of the homes and the pick one to start the foreclosure process on.

There are a couple of homes on Lake Shore that have been cleaned up nicely. In March he'd like to send the Spring Clean-up letter to all the homeowners. For the most part there seems to be a lot of pressure washing that needs to be done.

Meeting Adjourned at 8:15 p.m.