

**LAKES OF BLISS WOODS
HOMEOWNERS ASSOCIATION MEETING
SEPTEMBER 8, 2003**

Attendees: Dave Nadler, Jeff Nordell, Amy Peterson, Gerry Mulloy, Bonnie Johnson

Meeting called to order by Dave Nadler.

Treasurer's Report

\$12,760.09	Checking
14,838.96	CD
342.53	Electric
1,990.00	Landscaping Maint.
690.77	Pond Maint./Flowers
5.20	Printing/Postage
833.00	Management Co.
70.44	Sprinkler Repair
50.00	Supplies

Motion to accept treasurer's report made by Amy and seconded by Bonnie.

Landscape & Maintenance

Sod in Phase II entrance is brown. Don't think it is getting enough water. Call the Underground will put in more sprinklers at no charge.

Weeds have been treated and the beds cultivated. Sewer drains have been flushed out and silt removed.

Playground equipment had a broken handle. It has been repaired.

Architecture

Dog run, pool and fence have been approved at Carter residence.

Glass solarium on Spruce has been approved.

Pine trees and landscaping have been approved on Cherry.

Social

We had set a tentative date for a subdivision gathering but due to everything going on right now we are postponing it until spring.

Old Business

Rules & Regulations have been handed out tonight. Anyone not present will be receiving one in the mail.

The Board votes on Rules & Regulations not the homeowners. We will be glad to clarify anything you don't understand in the Rules & Regulations.

Homeowner Concerns

Halsey, 872 Elm – Can trailers be in driveway if they are attached to a vehicle?

No.

818 Elm – Not everyone received covenants. Who is responsible for making sure everyone gets them?

The builders. The Board is not responsible.

Bartruff, 604 Hickory – Why have you noted class B plates in the R & R? Class B should not be defined because not all are commercial.

It helps define what a truck is. (Class B is trucks, vans, recreational vehicles or up to 8,000 lbs.)

Nemanich – Board took Declaration and just clarified it by writing the R & R. You can make an amendment but you will need a percentage of votes to do so.

929 Spruce – Don't we have percentage now for amendment?

No. We could take class B out of R & R and it would not require an amendment, but if you want to change Declaration you will need a percentage of votes.

Abraham, 615 Cherry – In the Declaration it only says trucks so you have changed to class B. Are you making changes without going through an amendment? Isn't an SUV a truck?

We were just defining what a truck was with class B. An SUV is not a truck in the State's definition, it's a passenger vehicle.

Fousek, 625 Cherry – What if you have a truck with “D” plates?

It’s a truck.

818 Elm – Can builders have trucks or commercial vehicles in their drives at the model homes? Are signs that builders put in front of homes they have built allowed?

Yes, model homes are exempt so they can park trucks/commercial vehicles in the drive. Builder signs in front of homes should be removed.

Adams, 615 Hickory – Real estate agent told us there was no homeowners association.

Delgado, 901 Elm – There are some ordinances that do not allow you to have a vehicle with signage on it. Whose fault is it if a homeowner does not receive Declaration?

The builder is responsible for making sure the homeowner receives the Declaration.

Linden, 608 Hickory – How do you go about getting approval for landscaping?

Submit a plat or drawing to Nemanich. We are in the process of creating a form for landscaping.

Fair, 916 Elm – Have been through three openings of new subdivisions. State had set regulations for Covenants as to how many days the Board had to look something over and approve it. The Board should state that if it is not approved in so many days then it’s an automatic approval.

The reason it sometimes takes a while is because it is sometimes hard for everyone to get together and look at the plans to make an approval.

818 Elm – Can we have a gazebo? Gazebos are not meant for storage.

Yes, you can have a gazebo with approval from the Board.

Mandele, 903 Elm – When will \$100 fine take place? Is it for anything?

The Board makes the decision as to who gets fined (ex: if someone starts construction before approval).

Abraham, 615 Cherry – Empty lots are becoming dump sites. What is being done?

We have calls in to Inland to clean up their empty lots.

Nemanich – Before a fine is given you would get a written warning first. If you do get a fine you are entitled to a hearing with the Board.

Bartruff, 604 Hickory – We used Montgomery Landscaping and they did not get prior approval before doing our landscaping. How about a grandfather clause for homes built before Board was created? If it affects someone else's property or view would it then need approval? Were you quoting from Declaration about vehicles, because it says trailers in R & R and in the Declaration it says camping trailers?

We will consider the grandfather clause and whether homeowners who have already done their landscaping, but may possibly be affecting another homeowner, as to whether they need approval. As far as quoting from Declaration, yes.

? Are other committees going to be formed?

We already have several committees.

? What about people who don't have computers?

We are printing the website monthly & having it available at meetings. You do receive monthly notes to keep you posted of meetings, etc.

929 Spruce – Electrical on main pond is falling down near waterfall. May want to contact Inland.

McFee, 613 Birch – We thought there were no fences?

There are with the Boards approval.

New Business

At annual meeting there will be elections. Five top votes will make the Board. Must submit to Nemanich by September 15, 2003. Please try to vote. There will be a suggested By-law change regarding Board members (staggering terms).

New budget to be approved. The new budget has been based on 150 lots (165 total). We don't collect on lots owned by Inland. There will be a monthly increase from \$29 to \$32. This increase was based on a big ticket item that needs to be done every couple of years and that is mulch (about \$7,500). There will be a special assessment . The estimated cost for long term pond maintenance is \$13,000. Two companies have given proposals. We are looking

at aeration in all three ponds, proper electricity, plants for middle pond (other ponds at a later date). We currently have about \$15,000 in reserve fund. We will use this to pay for the ponds, however, we do want to replenish this fund for future use. You will be assessed an additional \$7 per month for one year.

We are hoping that when it's time we (homeowners) will help install aerators and plants.

Dave intends to send a notice to the Village to make sure future developers aerate ponds properly.

Pond on Bliss might have a leak. Inland is looking into. They are also looking into putting in a well to replenish pond on Bliss.

Motion to adjourn made by Jeff and 2nd by Amy.

Next meeting is October 14. Please try to attend to vote or send in your proxy.