

Lily Lake Property Owners Association, Inc.
Board of Directors Meeting
February 17, 2025

Meeting was opened by Ron Larsen at 1:02 p.m.

Comcast renewal is going up about \$1, but it won't affect the Maintenance Fees. The full contract will be presented at the Annual Meeting in March. Added to the package is HD channels for everyone.

Seal coating will take place this spring and will be looked at for the 3-year plan. Road closures will take place – stay tuned. Lily Creek Way will be redone. Quotes are under review.

Reviewing quotes for insurance. They will insure the buildings but not for wind damage.

Maintenance fees are currently at \$151 per month (\$906 for 6 months). They will be going to \$175 per month (\$1,050 for 6 months) beginning July 1, 2025. In October, we will further look at Maintenance Fees. Question re: maintenance fees: Could we have a one-time assessment rather than increasing the maintenance fees? Ron stated an assessment may have to happen in the future, so fees do not have to go up. The current increase is to cover operating expenses.

Question re: fences: When will the fences be fixed on Village? That fence belongs to Whispering Pines. It is in litigation, and we are locked until we get a hearing. Right now, it is scheduled in May. The problem is that Whispering Pines is questioning the property line. Thus, Whispering Pines does not want to put back up the fences. The judge is not a real estate judge; we have requested a real estate judge. It's been a long and arduous process. We have offered to put the fences up, but then Whispering Pines wants additional things; it becomes a fight. And that's where we are.

Question re: legal fees this year? Ron stated it's approximately \$20,000 in legal fees. It's the court system that is holding this thing up. Ron offered that if anyone is interested in knowing the exact amount to come to the Office and he'll supply it.

Ron asked if there were any others questions.

Meeting was called to order at 1:16 p.m.

Roll call with members present: Ron Larsen, Sue Eisenhart, Bob Kovar, and Teresa Simpson. Chasity Carpenter absent.

Reading of the previous meeting minutes was waived and approved.

For liability purposes, owners need golf cart insurance.

Bob Kovar made a motion to amend the Rules & Regulations, and a second from Sue Eisenhart regarding dog rules as follows: No aggressive dogs are permitted. Owners are responsible for their dogs. Six-foot leashes are required. All were in favor; motion carried.

Bob Kovar moved to accept the Reserve Schedule, and a second from Sue Eisenhart. All were in favor; motion carried.

Members currently running for election were given the floor:

Sam Hodges: Introduced himself, lived in Lily Lake for over 17 years, served as treasurer for three years. He was mayor of the town where he grew up (Clarkson). Told of his experience as mayor. Told story of trying to get people to serve on the council. He helped rehabilitate inmates from prisons. Has always been a proud member of Lily Lake. Would like to be a member of the Board again.

Jerry Gallo: Introduced himself; was on the board for 4 years. Resident since 2004. Would like to have the park to go back to the way it was. He explained that there's a lot of fighting and animosity. Someone asked, "How do you plan to fix it?" He said he's hearing there's a lot of fighting. He wants people to get along. Another person asked: "new ideas are good – so why do you want to go back." There was no response for this.

Chasity Carpenter (Sue Eisenhart read Chastity's resume because Chastity was ill): Her phone number is out there, and you may call her at any time and ask questions. She's open to hearing from you.

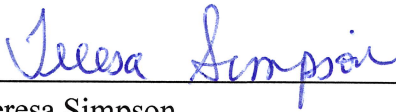
Sue Eisenhart: Introduced herself, resident for 19 years. Loves this community. Started as a house cleaner, home care, ran the rental program for several years. Now she has been a realtor for several years. Her intention is to keep our Maintenance Fees reasonable. "I like change; I think that's how we move forward," was her last comment.

Ron asked if there was any other business.

With no further business, Sue Eisenhart moved to close the meeting at 1:29.

Another question after the meeting closed: Who decides if a dog is aggressive? The Board will have to decide whether a dog is aggressive. It's hard to define; we just need to keep within the confines of our insurance. Complaints are taken into consideration. Dog owners are liable for their dog's behavior.

Respectfully submitted,



Teresa Simpson
Secretary