

Minutes of the Lockwood Folly POA  
Board of Directors  
Nov. 10, 2011

Present: Gordon Ackley, Paul Boileau, Mike Collins, Kitty Kesler, Charlie Pepe, John Van Dusen, Mike Whitwam  
Absent: Joe Geise

The meeting was called to order at 3:00. Twenty to twenty-five residents were in attendance.

Dave Suter asked for a special exception to the no fliers in the paper box policy for the newly-formed Republican Club. The club will attempt to hand-deliver each envelope. If no one is home, they will leave the envelope in the paper box and return within a week and remove the envelope if it has not been picked up. The board agreed unanimously to make an exception in this case. This exception was made due to the type of material not being practical for electronic distribution. The policy will be amended to allow for exceptions to be granted by the Board on a case by case basis.

Donna Craig asked that she be allowed to cast the ballot for two lots she has recently purchased. Gordon explained that ballots were mailed out to the owner of record. Jeanette Schroeder left the meeting to investigate why she had not received notice of the changes in ownership.

Ben Galletto reported that the rest of the stop signs and the new “No soliciting” and “Boat Ramp” signs were installed. The speed bumps were painted yellow. The redesign of the area behind the gate has been completed and sod installed at the intersection of Marina and Clubhouse. Breaks in the irrigation system were repaired. Cleaning and bush-hogging vacant lots and work on the boat storage fence are on-going. Ben will replace one of the American flags with a Lockwood flag. The board unanimously approved insulating the pump house on Clubhouse Drive and Grass Roots painting the wooden storage shed.

Kitty reported that the entrance committee is continuing work on a new design.

Kitty said she thought the landscape committee had reached a consensus on new procedures and a definition of a standard apparent in the community. When she sent out the information, the committee members reported they had changed their minds. She will disband the committee and return to the issue in the early spring.

Gordon thanked Joe, Mike, and Charlie for doing cleaning up the Akers property.

Tree trimming inside the gate continues and should be completed by the beginning of December.

The vote for WiFi in the clubhouse was 68 nay and 32 yea.

Since the community center assessment vote was 68% in favor, assessments of \$350 for houses and \$263 for lots will begin in January. The board vote was unanimous.

Our lawyer has confirmed that the by-laws state that the board must grant permission before lots may be combined or divided. The board will discuss this and develop a policy at our next workshop meeting at 4pm on Nov. 18 in the clubhouse.

The ballots on equity-sharing will be counted publically at 10am on Nov. 19 in the clubhouse.

The board voted unanimously that boat storage spots are annual contracts, so no refunds are given for those who remove their boats early.

Paul reported that Manning gave the lowest bid for termite control and the only bid that included repair of damage. The board unanimously voted to award Manning the contract. The board voted unanimously to award Boyd Restoration the contract to repair the deck. An elevator for the current clubhouse would cost \$75,000-\$100,000 to install and trigger other upgrades. It was suggested that we explore a connection between the new clubhouse and the current one so that another elevator would not be required. The estimate to analyze whether the second floor could support the work-out equipment was \$3,000. We decided to postpone the analysis. Paul reported what he had learned about new air-conditioning units. Since two of our units are over 20 years old, Paul suggested we could save money by replacing them with 15 seer units with self-adjusting thermostats. The board decided to wait until a unit breaks before replacing it.

John reported that there may be a means to alleviate the North Point flooding.

Gordon clarified the policy on removing trees.

Mike Whitwam reported the storage building at 3093 Purple Finch has been installed. The board approved \$1,000 for shelving, etc.

Kitty reported that the November *Lines* has been sent out. She has extra copies if residents need one. Eighty folks have signed up for bingo Nov. 11. The Winter Sparkle will be held at 6pm on December 9.

Mike Collins said we are \$198,000 to the good with eight months to go on this year's budget.

Catherine Holmes asked how often ponds were treated. Ben explained the on-going process. When it doesn't rain, the ponds are more stagnant and more algae grows.

Jeannette contacted Donna Craig's settlement attorney who has not sent the HUD-1 form yet, so Donna was not the owner of record when ballots were sent out.

Ruth Collins asked why a survey was taken for WiFi when the cost was so small and no survey was taken for much larger expenditures. The board agreed to revisit the issue at the workshop meeting.

The meeting was adjourned at 5:25

Submitted by Kitty Kesler