

LTEA Board Planning Meeting

January 10, 2023

Danville First Church of the Nazarene

6:00pm

Minutes

1. Call to Order: Pat Bennett
time: 6:02pm
2. Pledge of Allegiance
3. Roll Call: Secretary
 - a. Present: Pat Bennett, Sherry Cole, Kendra Kinney, Rich Stipp, John Hines, Donnie Davis,, Kayla Blundy
 - b. Abset: Bob Neff, Ryan Huddleston
4. Discussion on Board is able to hold Planning Meeting
 - a. Davis state meeting is against the rules
 - b. Bennett clarifies that there we won't be doing any budget planning, just discussion what materials are needed in order to make a budget plan; meeting is still within the CCIA act
 - c. Butson states agenda will be updated to "Budget Pre-Planning"
 - d. Davis state a five day notice is required for any meeting
 - e. Bennett states only 48 hours is necessary according to CCIA; Bennett says State law precedes everything
 - i. Davis states CCIA does not apply to LTEA; Bennett states that LTEA is an HOA so need to be within State law
 - ii. Davis considers this a special meeting and according to the bylaws and is not allowed; Bennett states it's just a Planning Meeting
 1. Davis leaves meeting: 6:09pm
 - iii. Property Owner: HOA can have more stringent rules but not less; states in the past Bartosh holding Planning Meetings was incorrect
 1. Discussion regarding recording of meetings and whether or not Property Owners can record meetings; discussion ends with no resolution
 2. Bennett warns against further meeting disruption with potential Property Owner removal from meeting
 1. Bennett has read up on it, states Planning Meeting is not considered a special meeting
 - iv. Bennett is not expecting a budget proposal at this meeting, just a plan for what treasurer needs; public will be able to comment on proposal at regular Board Meeting;

5. Modifications to LTEA Rules: Discussion

- a. Email from concerned Property Owner regarding multiple campers on property
 - i. Bennett states that rule state a second camper can only be parked for 30 days in calendar year
- b. Bennett states some covenants outdated and expired
- c. Cole states LTEA needs to work on clarification of rules
- d. Bennett states we have to follow CCIA because we fall under it
 - i. Property Owener wants LTEA to check second camper rule in both covenants and Rules; Kinney: agrees with Property Owner that LTEA does no have enough guidance on covenants; Butson states that according to attorney, LTEA cannot change rules that go against the covenants
- e. Stipp suggests forming a committee to review LTEA Rules
 - i. Blundy has copies of most covenants that so that Rules can be reviewed with those in mind
 - ii. Property Owner wants Board to enforce Rules that are already in place and to enforce them equally
 - iii. Board will ask for volunteers to serce on committee at next regular Board Meeting
- f. Blundy: question about when Board expects to hear back from attorney regarding questions about covenants and Rule
 - i. Bennett states that attorney will be in touch at end of January/beginning of February

6. Budget Pre-Planning: Discussion on what is needed

- a. Board Member should give Kinney expected budgets before next meeting
- b. Kinney requests input on big projects; will create budget committee to come up with recommendations

7. Adjournment

- a. Stipp makes motion, Hines seconds
 - i. 7:01pm