

## LTEA Special Board Meeting

April 15, 2024

Oakwood 76 Unit Office

1800

### Minutes

1. Call to Order: President
  - a. time: 6:09pm
2. Pledge of Allegiance
3. Roll Call: Secretary
  - a. Present: Blundy, Huddleston, Kinney, Butson, Buck, Cole, Davis, Neff, Palmer
  - b. Guest: Art Svymbersky
4. Opening Remarks: President
  - a. no opening remarks
5. Consideration and Actions from February 28, 2024
  - a. Comcast Agreement
    - i. Palmer makes motion, Buck seconds
      1. in favor: Huddleston (Y), Kinney (Y), Butson (Y), Davis (Y), Buck (Y), Palmer (Y), Cole (Y), Neff (Y)
        - a. time: 6:12pm
    - ii. Svymbersky: some addresses are further than 250ft back from easement, will contact POs who are further; will cost money to hook up later on
    - iii. Svymbersky exits at 6:15pm
  - b. Rules, Section 2.B Remove 5 and 6, add 6a to 5
    - i. discussion to change 5 to read:

5. Gates will be opened for funerals per request from the Gates Director. Also, gates will be opened for LTEA sponsored rummage sales twice a year.
    - ii. discussion about February 28 meeting
      1. Palmer: asks if there is written statement from Barney; feel 4/3 vote meets the 50%+1 requirement
      2. Blundy: clarifies Barney stated 5/2 vote needed for 50% + 1
      3. Davis: wasn't notified Barney would be present, did not have time to prepare
      4. Kinney: will request written statement and invoice from Barney
      5. Davis: votes should have passed when gavel hit and meeting ended
      6. Blundy: Feb 28 minutes didn't pass, need to stick to agenda
      7. Palmer: question when minutes will be approved
        - a. at next regular Board meeting
    - iii. return to discussion regarding rule change
      1. Davis makes motion to remove 5 and 6, no second
        - a. time: 6:57pm
  - c. Watercraft on LTEA no longer needing boat stickers
    1. Huddleston makes motion that stickers not needed, Neff seconds
      - a. in favor: Huddleston (Y), Kinney (Y), Buck (Y), Neff (Y)
      - b. opposed: Butson (N), Davis (N), Cole (N)
      - c. abstains: Palmer
        - i. time: 7:04pm (did not pass)
  - d. Reinstate lock on Lake Florence

1. discussion
  - a. question over whether there is insurance issues, will get insurance clarification and vote on this issue again at next Board meeting
- e. Remove rule changes regarding expenditures adopted in September
  - i. discussion regarding whether this should be in Bylaws, could do that in future once a working process is determined
  - ii. Davis makes motion to revert back to original language, Cole seconds
    1. in favor: Davis (Y), Buck (Y), Palmer (Y), Cole (Y)
    2. opposed: Huddleston (N), Kinney (N), Butson (N), Neff (N)
      - a. time: 7:23pm (did not pass)
- f. Vote to update Rules in all places where LTEA "members" are referred to and change to Property Owners
  - i. Butson makes motion, Buck seconds
    1. in favor: Huddleston (Y), Kinney (Y), Butson (Y), Davis (Y), Buck (Y), Palmer (Y), Cole (Y), Neff (Y)
    2. time: 7:24pm (passes)
- g. Rules Section 3. E. 2 and 3. E. 4: only one camper allowed on lot
  - i. discussion
    1. Covenants must be followed, Rules can make what is written in the Covenants stricter
    2. Blundy: most Covenants state:  
No lot shall be used except for recreational and residential purposes. No building shall be erected, placed or allowed to remain on any lot other than a recreation vehicle, double wide mobile home or one single family dwelling, a private garage and utility storage shed.
    3. discussion about the meaning of "a" and "remain" in above statement
    4. Davis make motion to remove 3.E.4 and 3.E.2, Buck seconds
      - a. in favor: Davis (Y), Palmer (Y), Buck (Y), Cole (Y)
      - b. opposed: Huddleston (N), Kinney (N), Neff (N), Butson (N)
        1. time: 7:41pm (does not pass)
- h. Rules Section 3. F. 8: signs at gates in LTEA
  - i. rules currently state signs may be posted at LTE for yard sales and private events but must be removed at the end of the activity. A sign may be posted, no larger than 30"X30", during any construction or sale of property
  - ii. suggestion to remove "during any construction or sale of property"
  - iii. discussion regarding signs on private party
    1. political signs have been asked to be removed in the past; only thing that cannot be totally restricted is American flag;
    2. Butson: suggests tabling discussion for private property to stick to agenda
  - iv. Kinney makes motion: to remove "during any construction or sale of property", Davis seconds
    1. in favor: Huddleston (Y), Kinney (Y), Butson (Y), Davis (Y), Buck (Y), Palmer (Y), Cole (Y), Neff (Y)
      - a. time: 7:57pm (passes)
- i. Rules Section 2. A. 6: add Treasurer.
  1. Palmer makes motion to update to "Leisure Time Estates property owners shall notify LTEA Board secretary within 30 days of any address or phone number change.", Cole seconds
    - a. in favor: Huddleston (Y), Kinney (Y), Butson (Y), Davis (Y), Buck (Y), Palmer (Y), Cole (Y), Neff (Y)
      - i. time: 7:59pm (passes)
- j. Rules Section 2. E. 6: remove reference to LTEA newsletter.

- i. Buck makes motion to remove, Cole seconds
        - 1. in favor: Huddleston (Y), Kinney (Y), Butson (Y), Davis (Y), Buck (Y), Palmer (Y), Cole (Y), Neff (Y)
          - a. time: 8:01pm (passes)
    - k. Rules Intro C: add Building Code Director to read “All Leisure Time Estates property owners shall comply with the current building code requirements. These codes may be obtained from the LTEA secretary or Building Codes director.”
      - i. Butson makes motion, Davis seconds
        - 1. in favor: Huddleston (Y), Kinney (Y), Butson (Y), Davis (Y), Buck (Y), Palmer (Y), Cole (Y), Neff (Y)
        - 2. time: 8:03pm (passes)
    - l. Update Building Codes regarding pitch: 3 to 12 pitch should be changed to 4 to 12 except for special applications that may be allowed upon approval of LTEA Board”
      - i. Buck makes motion, Sherry seconds
        - 1. in favor: Huddleston (Y), Kinney (Y), Butson (Y), Davis (Y), Buck (Y), Palmer (Y), Cole (Y), Neff (Y)
        - 2. time: 8:07pm (passes)
    - m. Update Building Codes regarding size limit on Gazebos removed
      - i. Neff makes motion to remove size limit, Cole seconds
        - 1. in favor: Huddleston (Y), Kinney (Y), Buck (Y), Palmer (Y), Cole (Y), Neff (Y)
        - 2. opposed: Butson (N), Davis (N)
          - a. time: 8:11pm (passes)
    - n. Building Codes 2.5.A, 1-6: add to next agenda
6. Consideration and Action from April 3, 2024
  - a. Road work expenditure
    - i. Davis has contract for A1; contract is for \$9k, but total on second contract is \$50k, only want half of the \$9k now
    - ii. Kinney leaves meeting: time: 8:18pm
    - iii. Buck makes motion to approve contract, Cole seconds
      - 1. in favor: Huddleston (Y), Davis (Y), Buck (Y), Palmer (Y), Cole (Y), Neff (Y)
      - 2. opposed: Butson (N)
        - a. time: 8:35pm (passes)
7. Planning for Annual Meeting
  - a. ballot samples for suggestions, will look at further
  - b. Cole has identified 11 volunteers
  - c. Butson will contact Cole regarding supplies
  - d. next regular meeting April 24, 2024
8. Adjournment
  - a. Huddleston make smotion, Cole second
    - i. in favor: Huddleston (Y), Butson (Y), Davis (Y), Buck (Y), Palmer (Y), Cole (Y), Neff (Y), Butson (Y)
      - 1. time: 8:45pm