

Lake Adventure Community Association, Inc.
Open Board of Directors Minutes
July 19th Meeting

11:30am Berkey asked that all present stand and Pledge Allegiance to the Flag.

The panel was introduced as follows: Artie Berkey, President, Lenny Masucci, Vice-President, Ed Rohs, Treasurer, Alfredo Siaba, Secretary, Tom Annunziata, Member, Marietta Richard, Member, and Debbie Boyle, Accountant.

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Berkey apologized to the audience for the delay, but explained that the Community Manager has been terminated and it took a little longer than expected.

Berkey turned the meeting over to Debbie Boyle of Weseloh Carney & Company who has completed the annual audit ending April 30, 2008.

Between our operational and reserve accounts we have a net income of \$54,000, which is higher than expected with the high cost of the commercial loan payments. Expenses have increased somewhat. The accounting department has no major deficiencies. When asked how LACA rates with other communities overall, Boyle stated we are doing well. Our delinquency rate is approximately 16%, but a lot of this is old debt.

Question & Answer Period

Lot #1770 – Rich Hausler – informed the audience that when the Pledge of Allegiance is being recited that ALL hats should be OFF!

Lot # 1773 – Sal Ventola – requested to know all employees pay...Berkey stated he would discuss this with the Board and will see him later.

Lot # 76 – Les Force – has had problems with the electric for the past several days. Berkey stated that a main breaker was bad and it was taken care of at 10:30pm last night. Mr. Force also requested that the July Open meeting is always missed by the swim team parents, etc., and can we make this one meeting for the afternoon. Berkey stated it would take place at 1pm.

Lot # 1231 – Gary Culp – suggested that LACA design a brochure to draw in more people looking for a place like this.

Lot # 777 – Trish Callahan – Lost all her food due to maintenance negligence in turning off her electric to work on adjacent lot and never turned her back on. Berkey stated to submit a bill for her losses.

Lot # 1770 – Sue Hausler – Requested that property owners shut off their lights at night...In the middle of the night the whole place is lit up and wasting so much electricity.

Berkey also requested that only toilet paper be flushed. No paper towels, sanitary napkins, wipes, etc. On July 4th weekend one of the major pumps went because it was clogged with rags.

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Lot # 693 – Bruce Caulder – has worked with electric his whole life and are any of our maintenance men certified in electric and plumbing, because it is a life threatening job. Safety is the issue. How long will it take before the whole park is upgraded?

Lot # 967 – Terri Isabella – wants the speed bump replaced that was by the sharp turn on Locust Lake Drive and Village Drive East. Berkey stated if one was available it would be replaced today. Also, the hayride goes too fast. In the winter snow was piled 4 feet high in her driveway and could have been pushed away in the cul-de-sac.

Lot # 897 – Mr. Gometro – posted a for sale sign by office and it was taken down by JOCO. Berkey stated he could put his sign there and he would speak to JOCO.

Lot # 1054 – Tom Annunziata – why are we spending money on the CCLA when the Attorney General stated that we are compliant in every area that they said we were not. Berkey stated he doesn't know why the CCLA never went to the office and requested documents because they would not have been denied.

Lot # 927 – Mr. Cortijo – Why do we allow JOCO to have exclusive rights to Lake Adventure Lots? We can sell them ourselves and keep the money from going in his pocket. Berkey stated we are working on it.

Lot # 1924 – Jean Banick – Our current auditor should be audited..asked Boyle if she audits what LACA supplies her. Boyle stated there is a list of items that must be supplied and anything asked for is also supplied. Also questioned if our employees are bonded and how much insurance do we have to cover losses.

Lot # 170 – Tom Benson – At the rate we're going it will take 50 years to fully upgrade the park. Also, there is an abandoned motor home on Lot 171 that looks horrible. Siaba stated it would be resolved.

Lot # 468 – Maryann Malanaphy – another electrical problem on Big Bass with a great loss to her appliances...When is this area going to be upgraded? Richard stated that if we start at the beginning where the oldest lots are, and work our way back, then this will lessen the load down the line.

Lot # 1430 – Roy Zold – He understood that Richard was a member of the CCLA and how could she be a board member? Richard stated she was a member but had excluded herself from the group since becoming a member of the board.

Lot #1423 – Ruth Burok – since we cannot post for sale signs at our lot, and the community flea market was cancelled, can she herself conduct a yard sale on her lot if she obtained the proper permit? Berkey stated of course.

Lot #1497 – Mr. Bebe – He thanks the board because it is a thankless job and feels bad that the CCLA sent letters requesting money and that was not the way to go seeking an attorney. One other thing is that could we please publish the income side of the budget in more detail.

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Lot # 202 – Bill Salus – Could we please publish something on the web or in the flyer as soon as we hear any news on the 12 wides. Berkey stated we would.

Lot # 1728 – Mr. Diaz – stated that when his breaker went bad, maintenance came with a box of breakers, some of them not working. It is policy to keep bad breakers?

Lot # 24 – Carol – why are there red marks in her driveway. Richard stated that this was to mark the old line when the work begins for the new lines.

Jean Banick & Juan Vigo – they are both members of the CCLA and they are a legitimate group. They were following directions from their legal advisors. Berkey stated he wished this CCLA would go away and he would supply them with whatever they want within reason.

Lot #1700 – Mrs. Connors – The laundry room is a disgrace. The machines are broken half the time...we need a new contractor..Berkey stated that new ideas were in the works.

Lot # 1054 – Tom Annunziata – wanted to inform the audience that in Eagle Lake where they do have 12 wides, that the taxes are much higher than we pay at LACA.

Mrs. Schatzle asked Berkey what means they were going to use to find another Community Manager. Berkey stated they would accept resumes and applications and the Board would make the decision.

1:10pm – They're being no further business to discuss, the meeting was adjourned.

Respectfully Submitted
Alfredo Siaba
Secretary

AS/cad