

LOST HOLLOW PROPERTY OWNERS ASSOCIATION

FALL MEETING MINUTES

SEPTEMBER 30, 2018

The Fall Meeting was called to order by President, Hazel Smith at 1:05 p.m. at the Shelter House.

Invocation was given by Bob Roley.

Hazel Welcomed all the association members in attendance and hoped everyone had a good summer.

Hazel thanked volunteers and called upon more people to volunteer. Over the past week we had concrete poured and someone stepped on the wet concrete. Please respect the work that is being performed at the park. Also, there has been a car parked outside of the Volleyball court. Please if this is someone you know, please tell them to enter through the front gate.

SECRETARY'S REPORT

Shirley Sigler Lot 484 – asked why her name wasn't mention in the Spring Minutes.

Answer: All Questions and answers were lumped into one discussion

Robert Dye- Lot 219-220 - asked why was 5312 lumped in with answer.

Answer: The minutes were bullet pointed to get to the point.

Chuck Totten: Lot 277-278 – Said that he hasn't been given documentation that he requested.

- Wanted documentation on retroactive fee on the waiver.

Alice Chapman Lot 332 – Said that she did not receive the newsletter. Took the address that I was given and it is the same address that I mailed the newsletter to.

Sandra Basiden Lot 296 – Made a motion to get rid of the Board of Directors. Said that it was not in the Spring Meeting Minutes. There was never a motion.

A motion was made to accept the Secretary's Minutes by Kim Bennett Lot 197-198 and seconded by Pat Clifton Lot 266.

After a lengthy discussion the Secretary's Report was tabled.

TREASURER'S REPORT

Jeff Thomas Lot 307 – Browns Lost GO BUCKS

Jeff Thomas the Treasurer handed out financial reports.

- Budget is on track for the year.
- Referred to handouts P/L
- Went over the expenses and detail line by line
- Reserve Handout – Listed future – Replacement & Annual Replacement Reserves

- Budget Break Down – Any questions on Budget, P/L or Reserve, Jeff will be glad to answer.

Chuck Totten Lot 277-278 – Asked 5312? Sent a letter to lawyers – they said that any expenditures over \$5,000 dollars had to be approved by members. (According to the bylaws)

Answer: Budget is the same as other years. We have to follow the law. We have to take care of the Campground for the future.

Roger Hopkins added that Ohio Revised Code – Planned Community must go by 5312.

Questions were brought up about the operating Budget. They would like documentation on campground that was sued because they did not go by the Revised Code 5312.

Debbie Jones Lot 62-63 – Asked which campground was sued?

Answer: Hazel said we have to wait until they are public record.

Joan Smith Lot 121,195 – Questioned the legal fee of \$16,000 dollars to the attorneys? Why isn't the money spent on the water tower or pool instead? I never see anyone play on the Basketball court. The answer to this question is on the Cap-Ex Budget.

There was a motion from the BOD to accept the Treasurer's Report by Josie Noble and seconded by John Sloan. A vote was taken and the motions passed with a unanimous vote.

Sandra Basiden Lot 296 – Why can't we vote on the Budget?

Answer: Roger Hopkins said – read article explaining Treasurer makes the budget and gets the approval from the Board of Directors.

Chuck Totten Lot 277-278 – Read Article 7 Item B of the Constitution.

Bonnie Daugherty Lot 392- Had a 5312 Question. Please come during the open forum.

Deb Jones 62-63 – Why can't we see the Budget before its approved.

Answer: The Budget committee (included members of the association) help create the budget.

Cheryl Porter Lot 47 – Asked that everyone to please wait in line to talk. She is getting a headache with everyone yelling.

Documents Update:

- ¼ of the votes have come in.
- Document Committee helped with putting documents together.

Chuck Totten 277-278 – his questions was to table 5312.

Kim Bennet Lot 197-198 – She stated that she is having a great time at the campground. Like the improvements. She expressed that same question need to not be asked over and over. Please wait until the end of the meeting so we can vote.

Roger Hopkins – A writ filed with the Supreme Court that the LHPOA Board was not following 5312.

Chuck Totten Lot 277-278 – I asked the court if 5312 was applicable or not.

James Everett Lot 194 – What date do the return ballots have to returned by.

Answer: Documentation votes by the end of November.

Shirley Sigler: Why are we putting our name or signature on ballots?

Answer: We need it to make sure we are getting all of the lots back.

Tammy Ferguson Lot 235 – Who counts votes? Can Members be there?

Answer: Jeff Thomas, Treasurer Logs the votes as they come in. The President, Secretary, and Treasurer Count then the BOD counts them.

Members or District?

Answer: 4 Officers on the Board and 2 members from each district.

Please give us your names if you would like to count votes.

Judy Davis 300-301 Amendment to be voted on?

Answer: During open Forum

INTRODUCTIONS FROM NOMINATED MEMBERS FOR BOARD ELECTIONS

Terri Sander District 0

She said that she would like to move things along in a more positive way.

Josie Noble District 1

Retired Bus Driver

Married for 53 years

Enjoys the campground and currently District 1 Rep.

Jonathan Dufford District 2

Been a members of Lost Hollow since early 2000 and has been camping since 1973. Wants to help everyone in the association.

Tony Frazier District 2

Been with Lost Hollow for 15 years. Would like to be re-elected and promised to work as hard as always.

Rich McCandlish District 3

Camping for 27 years in the 300 section. Hopes that he can continue to do a good job.

Sam Short District 4

Have a good Summer

Bob Hoops – Withdrew his name. His wife is in the hospital

VOTING BEGINS

Diana McCandlish Lot 310 made motions to exclude voting for the directors running unopposed. Seconded by Sherry Braglin Lot 91.

RESULTS OF THE VOTE FOR DIRECTORS

District 0 Terri Sander

District 1 Josie Noble

District 2 Jonathan Dufford **38** Votes Tony Frazier **34** Votes

District 3 Rich McCandlish

District 4 Sam Short

DIRECTOR REPORTS

John Sloan District 0 BOD trying to do their best to keep up the campground

Roger Hopkins District 0 Been on the Board and had a great year. Thank you to the maintenance team for doing great work. Sewer Plant is running at 100%. Please back them up.

Mark Bownes Maintenance Sewer Plant is controlling the water and sewer flow though out the campground.

- Pools – being winterized.
- Trimming Trees along road edges
- Insurance Company suggested signs for the Playground. Signs have been ordered.
- There is a water leak by the front office. It will be fixed after water shut down.
- October 22 is the date for water shut off
- Leaves will not be picked up after November 19th.
- The back 40 is for yard clippings only. Do not use as a dump yard.
- A propane tank with propane in it was dumped in the back 40 and covered up with leaves. Mason almost ran over it before he spotted it. This is very dangerous for the maintenance team as they cannot always tell what is under the leaves. Someone could have been seriously hurt.

Josie Noble District 1 Area is looking very good. Now is the time to rake leaves.

See you in the Spring. Thank you.

Lot 195 – The lot right next to me is a mess. A lot of overgrown grass.

Answer: Nothing in deed restrictions on how to keep lots. Have to keep neat/clean not dangerous. Ask for help and we can get someone the help mow

Lot 296 has been sent a fine for cleanup

Josie Noble Lot 174-175 – Joan stopped me about lots and yelled at me. Told Joan several times – the lady passed away and husband passed away. The lot is in court now.

Lot 195 – When I pounded you looked away.

Hazel Smith District 1 AL We have done allot on the campground. Thank you to all for your hard work. Phil Clifton is mulching and Tony Frazier is working on the building. This job should not be sentence to get ridiculed for doing their job. The campground is safer and prettier. This brought on an applause from some of the members.

Phil Clifton District 2 Good job of cleanup. Please come to me if you have a problem. We need to get along so more people will want to buy in Lost Hollow.

Tony Frazier District 2 Putting in doors and windows in store and office. Quiet season. Thank you to everyone that volunteered this season.

Rich McCandlish District 3 Everyone like the new Activities? Applause. Volunteers for this year were great. No one in my section volunteered. I looked at my neighbors lot and was going to blow off his leaves. Someone already beat me to it. Thank you. Please volunteer, Please help.

Sam Short District 4 Have a good winter.

Spring Meeting there will be a signup sheet for volunteers to help out for next summer.

Hazel: I have heard that on Facebook which I am not one it, has some good ideas. We are going to put up a suggestion box in the front of the park for suggestions. We are listening to you but you have to tell us. The box is for suggestions, not for complaining. Please let us know, we can fix all of things.

OPEN FORUM

There will be a limit to 3 minutes per topic.

Bonnie Daugherty Lot 392 – I apologize to everyone. Throw a steak to a dog then try to take it away. Want to fight to keep our rights. Thank you to all people that have served.

Judy Davis Lot 300-301 – Amendments need to be voted on at membership meetings.
Answer: These are not amendments. We are rewriting documents not amending.

Bob Dye Lot 219-220- Whos idea was it to put up new signs? Says Lost-Hollow signs can not be seen.

Answer: They were dry rotted.

Bob: We would like them to be 2 sided.

Answer: We could do that.

Mary Moore Lot 259-260,261 – Why can't we vote on each change instead of the whole document?

Hazel Answered: Attorneys advised to do all at once to save money. Changes were made by members on the campground. Changes can be made after we have them filed. Brian – Am I right.

Brian: Yes – Cost saving measure after filing you can make changes.

Carol Christian Lot 125 – Suggestion: Can we set up a dog run for pets? Put parking in back by pool and move playground to other side.

Tammy Ferguson Lot 235 – Back Basketball court is being redone why is the Front court not taken care of? Front and Tennis courts should be done before the back courts. The front courts are dangerous.

Answer: Both courts are scheduled to be painted and cracks fixed. We have someone contracted to get this done.

We as an association are required to maintain, replace or repair.

We need to have an all member vote to make the back court 1/2 court.

To solve the problem with the front courts, we can cut down the trees around the fence line. The trees create the problem with the courts being wet and slimy. Algae occurs because the sun does not hit the court because of the trees.

Debbie Jones Lot 62-62 – District 0 wants to volunteer to count votes.

Judy Davis Lots 300-301 – Has a signed petition of 43 lot owners to put proxy votes on constitution. Members in hospital and cannot vote.

Answer: 1702 – Proxy voting is prohibited.

Hazel will research and let her know. You have the option to change amendment and vote after the filing. Removing article 11 to amend bylaws. Bylaws are rules on members to run campground

Chuck Totten Lot 277-278 – Hazel you are lying. You are not telling the correct story. You had a special meeting about 5312.

Answer: Hazel said take us to court to settle this.

Chuck Totten Lot 277-278 – Says illegally made according to constitution. Board has made purchases more the \$5,000. Says Hazel should be removed from the Presidency. The Board of Directors are overstepping their bounds. Wants to request a special meeting. Wants the meeting in January.

Terry Christian Lot 125 – Watched over 12 years of the discussion of the Constitution and Deed Restrictions. Need to start somewhere. Waste of time to keep discussing this issue. Does not see anywhere where voting rights are taken away. If you want changes make them later. Voting to accept wants changes started.

Laura Wurzburger Lot 441-442 – Chuck, you should have turned in your information before the meeting. I apologize to the new members. There seems to be confusion on original Bylaws and Constitution that have been filed. My grandmother was the first secretary and I have respect for all documents.

Answer: All documents were in the packet mailed to each member. We have to go by what was filed. We used the document that was last filed. Changes can be made after we file this document.

Chuck Totten Lot 277-278 - I would like to file for a special meeting request. I am sending letter for special meeting on October 28th.

A motion was made to adjourn the meeting by Josie Noble and seconded by Colleen Thomas. Yeas have it. Meeting adjourned at 3:35 p.m.

Respectfully Submitted by
Alice Bartow, Secretary.