

**SWAN POINT AT LAKE ELKHORN CONDOMINIUM ASSOCIATION, INC.**

**July 10, 2007**

[www.swanpoint.org](http://www.swanpoint.org)

Present: Randy Lappert, President; Barbara Boyd, Vice President; Ferd Lazarus, Treasurer; Kathy Bestany, Secretary; Gracie Bradford, Tom Alizio and Tom Lee, Board Members; Michael Klein, WP&M Management Company

Meeting was called to order at 7 p.m.

Management Report

The wall behind Harbor Lane is finished. Some Comcast work needs to be completed. Electrical boxes need to be reattached. Board expressed concern about the need to water the newly installed sod in front of the new wall. Randy Lappert will work with residents and Mike Klein to have a soaker hose and sprinkler installed in order to water the area every other day. A motion was made by Tom Alizio and seconded by Ferd Lazarus to reimburse the homeowner who provided the water.

The sprinkler system in the front of the property needs to be adjusted. Mike Klein will contact the company.

Wall project will be paid for from the money market account.

Board voted to pay the Chapel Valley snow removal bill from the reserves. Because of the failure to get 100 homeowners to vote for the special assessment being implemented in this fiscal year, the Board will borrow from the reserves. The budget for 2007/2008 (beginning November 1, 2007) will have to be increased to cover the repayment plus interest to the reserve account. The special assessment of approximately \$266 will be paid by each homeowner in 12 installments beginning November 1.

Mike Klein is soliciting bids in preparation for the August 14 budget meeting. RAR has submitted a lawn cutting proposal, but it does not include fertilization, overseeding and aeration. Board will seek bids for lawn cutting and separate bids from specialty service companies for fertilization, overseeding and aeration. He will submit proposals to the board as he receives them.

Ferd Lazarus made a motion seconded by Tom Alizio to fertilize the property four times a year, which is the industry standard. All board members voted in favor of the motion except Gracie Bradford who was opposed to the motion.

The requested rental licenses for 7395, 7411 and 7415 Swan Point Way have been submitted to the management company. Since parking is often an issue for the neighbors of rental units, neighbors need to report the number of individuals in a rental unit to the Board.

The owner of 7227 Harbor Lane needs to reimburse the management company for the emergency work that was performed for the owner. It is not the responsibility of the association to pay for work contracted by an individual.

The enhancement proposal submitted by RAR for the upper bed of the new wall will be a budget item for the August meeting.

Storm drains in the courts have been cleaned out.

A lawsuit against the owner of 7393 Swan Point Way was filed on June 8. No court date has been set.

A letter was sent to the owner of 7383 Swan Point Way requesting a signed power of attorney that authorizes her mother to act on her behalf; otherwise, because of the mother's disruptive and abusive behavior at meetings, she will not be permitted to attend Swan Point meetings.

The owners of 7231 Harbor Lane will be invited to a closed session with the Board on August 14 prior to the budget session for their failure to remove the redwood stain on their decks.

A complaint was made against the resident of 7307 Swan Point Way for urinating off the deck. This is a rental unit.

The owner of 7389 Swan Point Way must submit an application for a permanent ramp for wheel chair access. If a permanent ramp is not needed, the temporary ramp must be removed. The owner will be invited to a closed session with the board prior to the August 14 budget meeting.

Management company was again reminded to submit a list of Swan Point emergency procedures to the Board.

Grounds Committee

The Grounds Committee will submit a list of eight projects in priority order along with cost estimates for the August budget meeting.

The tree behind 7217 Harbor Lane needs to be removed. The cost from RAR is \$975.

Swan Point Architectural Committee (SPRAC)

The homeowner of 7205 Harbor Lane submitted an application for a dry stone wall several feet in height to alleviate water flow into the next door neighbor's property. Board reviewed the application. Tom Alizio made a motion to approve the application for the wall as written and Kathy Bestany seconded it. All approved except Tom Lee and Gracie Bradford, both of whom abstained.

## Residents' Speakout

Pam Brown of 7209 Harbor Lane questioned when Chapel Valley was coming to prune as was originally promised in early June. Mike Klein expressed his frustration in trying to get a schedule from Don Duke of Chapel Valley and apologized to Ms. Brown for his failure to return her call. Mike Klein will send a letter to Chapel Valley asking for a written schedule.

Jean Gedoke of 7391 Swan Point Way expressed concern about a volleyball net in the back of their property.

The resident of 7383 Swan Point Way asked that several members of the board be removed and listed her reasons. Because the Board and the management company do not have a signed power of attorney for this resident to speak on behalf of the owner, she was denied permission to continuespeaking. Board adjourned at 9:30 as the contract to rent the room at Owen Brown limits us to 9:30 p.m.

Respectfully submitted,

Kathy Bestany  
Secretary