

Lohr Lake Village Annual Homeowners Association Meeting

October 11, 2023

The bottom right portion of the slide features a decorative graphic consisting of several overlapping, wavy, ribbon-like shapes in shades of light blue and white, creating a sense of movement and depth.

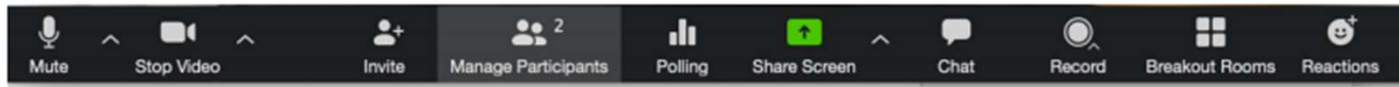
LLV Annual HOA ZOOM Meeting Rules

October 11, 2023

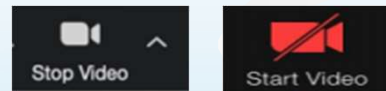
1. All participants will be placed on mute to avoid background noise and interruptions during the presentation.
2. We will plan to have short time boxed QA sessions between relevant agenda items.
3. Participants may post a question via **zoom chat**.
4. During the short QA sessions, the moderator will read the questions out loud and allow the presenter to answer each question. Questions will be read in the sequence received. If we are over the scheduled time for the QA, we will move on to the next agenda item.
Remaining questions will be addressed at the end of the meeting
5. Once all the agenda items are presented, we will address remaining questions followed by an open discussion session where participants can virtually raise their hand in zoom and they will be unmuted.
6. We will try our best to accommodate all questions and discussions during the meeting.

ZOOM Tips

Once you are logged in you will see a menu bar similar to this
You may not see all the options listed below and that's OK.



To turn on/off your video use these icons

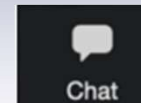


To turn on/off your microphone use these icons



ZOOM Tips

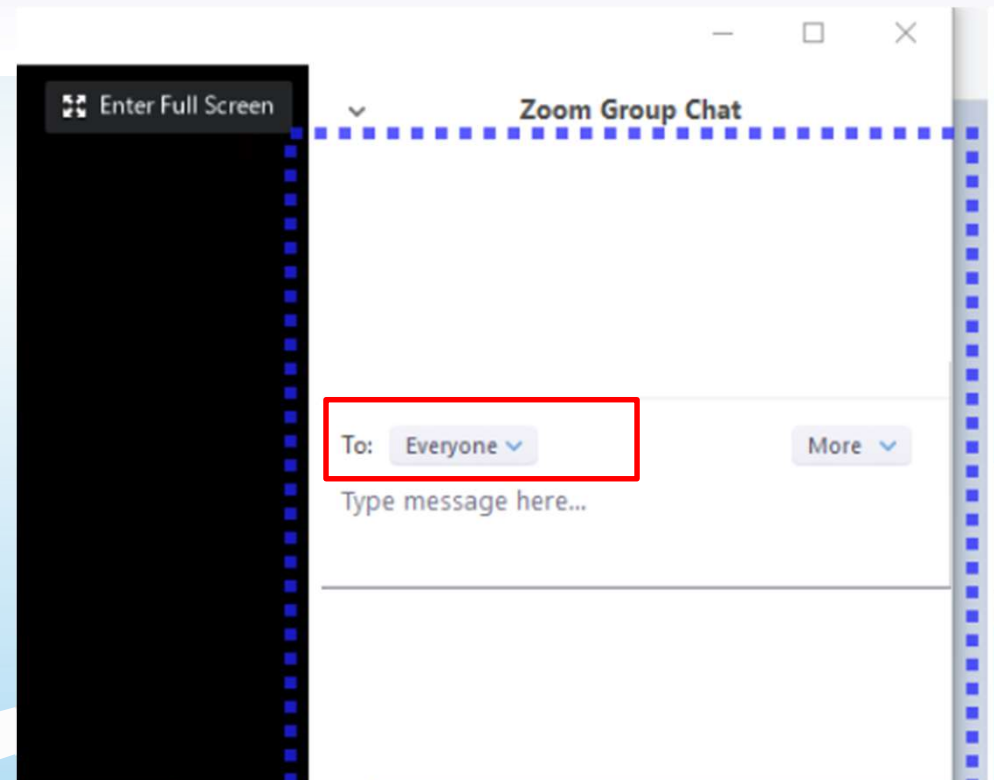
To send in a question to the presented use this icon



Once you click the “chat” icon, you will be presented with the “Zoom Group Chat” area.

Make sure to set the “**To**” option to “**Everyone**”

Simply type your question and push send



Agenda

- Introductions
- President's Report
- Treasurer's Report
- Lakes & Fountains Report
- Lohr Lake Village - Beyond 2023/24
- Election of New Board Members
- Upcoming Events
- Open Discussion & Questions
- Election Results
- Adjourn

2023 Board

- President - Lorri Cutler*
- Treasurer - Steve Etsler*
- Lakes & Ponds - Jess Sutherland
- Grounds - Paul Krutko**
- Communications - Maya Curtis

* Ending year 2 of 2 year term

President's Report

- 2023 Recap

- Focus on **creating community**
- Continued our outreach to **welcome new residents** to LLV

- 2024 Plans

- Continue to focus on the **health and appearance** of our grounds, ponds and fountains
- Consider **improvements** to waterfall at pond, and **repaving** the pathway around the pond
- Continue to **support neighbors** to operate within **bylaws**
- Continue to create community with a digital and physical **neighborhood directory**

Treasurer's Report – 2023 Cash Flow as of 09-30-2023

Statement of Cash Flows -- YTD Sept. 30th	<u>2023</u>	<u>2022</u>
Huntington Business Premier Fund	\$ 20,001.67	\$ 19,901.69
Huntington Checking	7,591.04	2,317.20
Cash as of Prior Year End (2023 / 2022)	\$ 27,592.71	\$ 22,218.89
Dues	\$ 62,360.00	\$ 60,600.00
Prior year dues and fees/other	50.00	50.00
Interest	6.00	2.00
Total YTD Income	\$ 62,416.00	\$ 60,652.00
YTD Expenses		
Administrative	\$ 3,000.00	\$ 388.00
Assoc Events		
Assoc Grounds	25,000.00	21,000.00
Assoc Lakes	9,000.00	15,300.00
New Capital Improvement Projects	2,000.00	0.00
Insurance	3,000.00	3,000.00
Legal / Taxes	40.00	90.00
Electric and Water	8,000.00	15,500.00
Total Expenses	\$ 50,040.00	\$ 55,278.18
Cash Balance	\$ 39,968.71	\$ 27,592.71
Memo: Account Balances		
Huntington Business Premier Fund	\$ 22,508.00	\$ 20,001.67
Huntington Checking (less uncleared checks)	17,468.71	7,591.04
Cash Balance at Bank as of September 30	\$ 39,968.71	\$ 27,592.71

Treasurer's Report – 2023 Variance

	2023 Budget	YTD - 9/30/23 Actual	2023 Forecast	Fcst. Vs Budget Better / (Worse)
INCOME				
Dues	\$ 62,400	\$ 62,400	\$ 62,400	\$
Interest / Other	2	16	20	18
TOTAL INCOME	\$ 62,402	\$ 62,416	\$ 62,420	\$ 18
EXPENSES				
Administrative	\$ 602	\$ 600	\$ 602	\$ 0
Assoc Events	1,200	2,400	2,400	-1,200
Grounds	21,100	25,000	26,000	-4,900
Lakes	15,500	9,000	10,000	5,500
Capital Improvements	5,600	2,000	2,000	3,900
Insurance	3,000	3,000	3,000	0
Legal / Taxes	0	40	0	0
Utilities	15,400	8,000	12,000	3,400
TOTAL EXPENSES	\$ 62,402	\$ 50,040	\$ 56,002	\$ 6,400
BALANCE -To / (From) Reserves	\$ 0	\$ 15,495	\$ 6,418	\$ 6,418

Treasurer's Report – Reserves / Cash Surplus

	<u>2016</u> (Actual)	<u>2017</u> (Actual)	<u>2018</u> (Actual)	<u>2019</u> (Actual)	<u>2020</u> (Actual)	<u>2021</u> (Actual)	<u>2022</u> (Actual)	<u>2023</u> (Fcst)
Total Reserves / Cash Surplus YE	\$ 136,185	\$ 89,174	\$ 92,776	\$ 20,120	\$ 21,221	\$ 21,329	\$ 23,829	\$ 30,000
Budget (based on total income)	\$ 50,020	\$ 50,020	\$ 50,020	\$ 50,280	\$ 59,500	\$ 59,500	\$ 60,600	\$ 62,400
Reserves & Cash as % of Budget YE	272%%	167%	185%	34%	36%	36%	40%	48%
Minimum Required (10%)	\$ 5,002	\$ 5,002	\$ 5,002	\$ 5,028	\$ 5,950	\$ 5,950	\$ 6,060	\$ 6,240

**Expect Year-End Reserves of \$29,000 (48% of Budget);
Well Above Required 10% Minimum, Above \$25,000 Target**

Treasurer's Report - Proposed 2024 Budget

	2024 Budget	2023 Budget	2024 Bud. Vs 2023 Bud.	2023 Forecast	2024 Bud. Vs 2023 Fcst.
INCOME					
Dues	\$62,400	\$62,400	\$ 0 -	\$ 62,400	\$ 0
Interest / Other	\$ 2	2	0	22	(20)
TOTAL INCOME	\$ 62,402	\$ 62,402	\$ 0	\$ 62,422	\$ (20)
EXPENSES					
Administrative	\$ 500	\$ 600	\$ -100	\$ 622	\$ 122
Assoc Events	2,500	2,200	300	2,400	, -100
Grounds	21,000	21,100	-100	26,000	5,000
Lakes	16,500	15,500	1,000	10,000	-6,500
Capital Improvements	3,500	4,600	-1,100	2,000	-1,500
Insurance	3,000	3,000	0	3,000,	0
Legal / Taxes	0	0	0	0	0
Utilities	15,400	15,400	0	12,000	-3,400
TOTAL EXPENSES	\$ 62,400	\$ 62,400	\$ 0	\$ 56,422	\$ (5,978)
Additions to Reserves	0	0	0	6,400	(6,400)
BALANCE	\$30,000	\$ 22,500	\$ 22,500	\$ 30,000	\$ -

Grounds Report



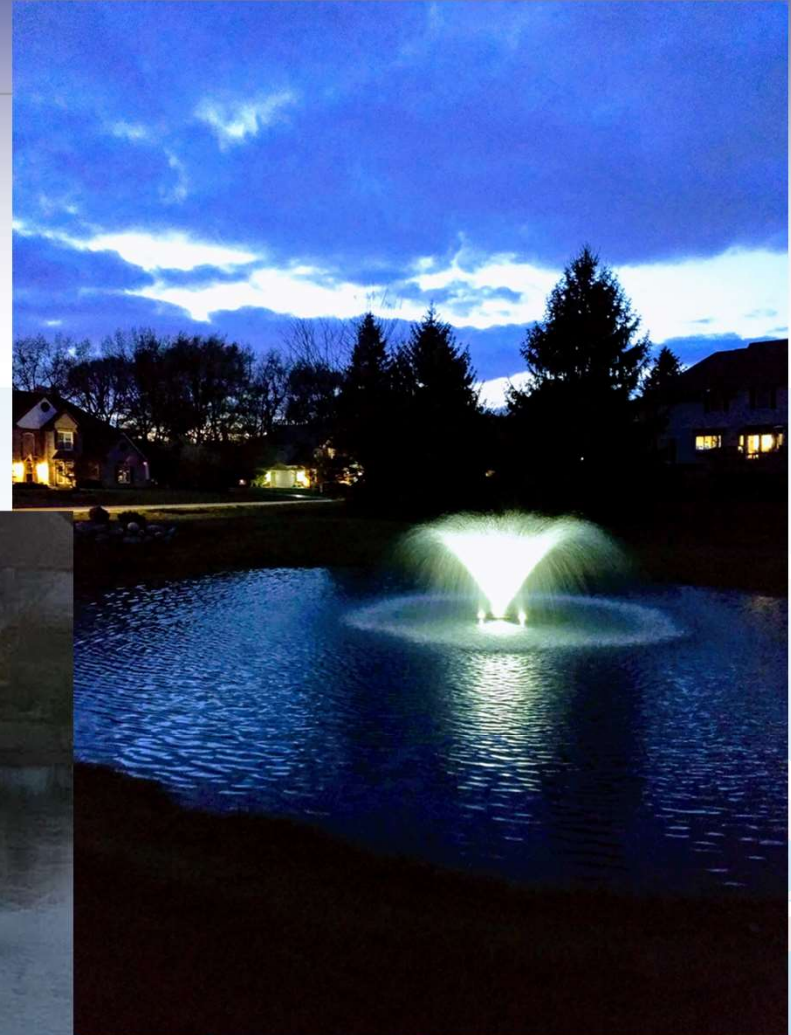
Grounds Report

Equipment	2023 Maintenance	2024 Plan
Boulevard Landscaping	<ul style="list-style-type: none"> Planted variety of flowers on center islands; plantings include some perennials Decorate boulevards with lights for the holidays 	<ul style="list-style-type: none"> Add annuals as needed to boulevard Add additional flowers around boxwoods Lower costs in subsequent years due to perennial use
Entrances	<ul style="list-style-type: none"> Maintain fence line and landscaping Weed and trim as needed 	<ul style="list-style-type: none"> Maintain 2023 status Maintenance as needed Get bid for additional plantings
General Grounds	<ul style="list-style-type: none"> Managed Mowing, Fertilizing and Tree Trimming Vendors Adjusted areas of fertilizations Spring Clean-up - individual sign up Renewed contract with landscape company Increased professional weeding 	<ul style="list-style-type: none"> Maintain 2023 status Maintenance as needed Annual Spring Cleanup Individual sign up sheet
Pathways	<ul style="list-style-type: none"> Obtaining bids for pathway 	<ul style="list-style-type: none"> Have contractor address pathway around ponds Maintenance as needed

Grounds Report

Equipment	2023 Maintenance	2024 Plan
Dam	<ul style="list-style-type: none"> Maintenance as needed 	<ul style="list-style-type: none"> Work with grounds contractor to remove overgrown plantings Maintenance as needed
Bridges/Paths No fishing signs	<ul style="list-style-type: none"> Trimmed overgrown landscaping Replaced signs and cleaned vandalized signs throughout season 	<ul style="list-style-type: none"> Maintain 2023 status Maintenance as needed
<u>3 Lighted Landscape Areas:</u> <ul style="list-style-type: none"> Gazebo North Lake Island North Lake Waterfall 	<ul style="list-style-type: none"> Maintenance as needed 	<ul style="list-style-type: none"> Maintain 2023 status Maintenance as needed
<u>Sprinkler Systems:</u> <ul style="list-style-type: none"> Textile Road Entrance Lohr Road Entrance 	<ul style="list-style-type: none"> Capped certain sprinkler heads at Lohr entrance to reduce water usage Maintenance as needed 	<ul style="list-style-type: none"> Maintain 2023 status Maintenance as needed

Fountains & Ponds Report



FOUNTAIN AND PONDS – MAINTENANCE 2023

LLV has five fountains, two well pumps, two pond levelers, two pumps to move water to the satellite ponds, and one pump to move water to the waterfall

Geese:

- Did not contract with Gooseworks. Self-permitted through the State. This year, we collected 44 eggs from mid-April until the mid-May deadline. Anticipate more next year.
- Permitting is annual and occurs in January.
- Big thanks to the nest watchers because timing is everything.
- Big thanks to everyone, kids and adults, for doing their share to scare the geese away. Key component in motivating geese to move somewhere else after abandoning the failed nests.

Waterscapes:

- Mosquito treatment
- Cleaned waterfall
- Sealed cracks at waterfall
- Brainstormed solutions to cracked pipe to waterfall
- Service on fountain off Lakeshore – Fountains pulled October 6 for winter storage and maintenance

Aquaweed:

- Aquaweed treated ponds for algae (blue dye)
- TREATMENT SIGNS CAN BE REMOVED AFTER 48 HOURS

FOUNTAIN AND PONDS – MAINTENANCE 2023 cont...

Cribey:

- Install vent and upgrade junction box

LLV Neighbors:

- Naill Holloway and Jeff Salter replaced broken pipe transporting water to waterfall
- Naill and Jeff shortened the pipe transporting water to the south satellite pond to increase the waterflow
- Ben Junga and Jeff consulted on south well repairs
- Ben and his boys helped clear the landscaping for Waterscapes to access the waterfall
- Cris Serich allowed Waterworks use her outdoor connection and hoses to clean the waterfall
- Amy Furey agreed to be a back up source of water
- John and Dima Schloss and Cris allowed compost bags to join their trash when Republic skipped them
- Lorri and Jaime Cutler attended storm water meeting while I had COVID
- Jaime researched township record and continues to strategize to address flooding remedies
- Gar Zarins and Paul Backlas shared valuable knowledge of previous flooding and strategies to address it
- Eric Rozine, Ben, and Sabrina Gross spotted and reported nests
- Chris and Gina Wilson allowed us to walk across yard with canoe for easier access to lake for eggs
- Brian Lindsay chased geese with an RC boat, and everyone who scared geese this Spring
- EVERYONE who helped with spring clean up of the ponds – Need 2 hours from each household

FOUNTAIN AND PONDS – 2024

- Renew permit for Goose Management.
- Access manhole at north end of pond to investigate and possibly install board for flooding.
- Goose Management – Long term commitment– Gather eggs and scare geese without touching.
- Increased participation for Spring Clean up around the ponds. We saved \$3000 this year by not contracting with a company to rake specific spots for us. It TAKES TIME, but a Community is built on less than ideal situations. Clean up is a great opportunity to connect with your neighbors for a couple of hours in your own backyard. We will work to make it a Community event where you and your kids can get involved. We NEED ALL OF YOU!!! (Goal for ponds - 2 hours per household)
- Continue to explore the feasibility and practicality of using one well to keep both ponds full.
- Continue to look for ways to make financial decisions regarding the ponds that will build the reserves. Infrastructure is aging and costly. Waterfall will likely need replacement within the next 5 years.
- THANK YOU!!!

LLV Summary of Key Bylaws

LLV HOMEOWNERS' ASSOCIATION FEES



Submit Annual Association dues on or before March 31

NOTE: This is not a complete list of the LLV Association By-Laws. For more details, please refer to the Condominium Unit Co-Owners Booklet For Lohr Lake Village at the following link:
<http://lohrlakevillage.org/documents.html>

PETS, ACTIVITIES



Trash receptacles inside garages except for trash pickup. VI. 7

No barking dog which can be heard frequently shall be kept in any unit or on common areas. No loose pet on common areas; leashes required. No unattended tethering of dogs at any unit. Responsible for collection & disposal of dog poop. VI. 6

No trailers, RVs, commercial vehicles, boats, campers, motorcycles, snowmobiles, etc. may be parked unless stored in closed garage. VI. 8

No advertising signs without written permission from Association. VI. 9

No fishing, wading, or swimming in ponds. VI. 13

LLV Summary of Key Bylaws



BOARD APPROVAL FOR EXTERIOR MODIFICATIONS

Exterior Modifications & Improvements require Board Approval. VI. 3

Common Area Damages are rebuilt by the Association. V. 1.a

Fences require Association approval. No Perimeter Fencing, except around pools. VI.1f

No accessory Buildings unless approved by Association. VI. 1d

No landscaping changes without written approval of Association. VI. 12



MISCELLANEOUS REMINDERS

Single Family Residential Usage only. VI. 1

No tenants may lease less than entire unit. All occupancy agreements, leases or arrangements shall incorporate Condo rules. No lease can be for less than 6 months, unless Association approval. VI. 2a

Tenants and non-owner occupants must comply with all Condo documents. VI. 2a

Only below-ground swimming pools (except kiddie pools & hot tubs). VI. 1e

Each co-owner responsible to maintain the grounds of their unit and the limited common elements attached thereto, including the mowing of grass, removal of weeds, and proper trimming of bushes and trees. VI.12

Election of New Board Members

Volunteers For Board Positions

- Lorri Cutler
- Amit Singla

LLV Bylaws/Update

- LLV Board responded to Bylaw violations and complaints
- General concern with outdated language in current bylaw document
 - Original document was written in 1992
 - Need to incorporate all amendments approved since then
 - Language regarding “the developer” needs to be removed
 - Current useable technology needs to be added
 - No plans to change current Rules and Regulations at this revision
- Propose a Bylaw Committee manage the revision process and the adherence to Bylaw Standards
- Any interested Bylaw Committee Volunteers please email lohrlakevillage@yahoo.com

2023/2024 Upcoming Events

- Saline Social Services (SSS) **Adopt a Family Program** - updates coming soon
- Upcoming Events - watch for updates
 - **October 29, 2023** - Pumpkin Path Halloween Parade
 - **March 30, 2024** - Easter Egg Hunt
 - **April 13, 2024** - Spring Clean-up
 - **May 10-11, 2023** - Garage Sale (Friday & Saturday)
 - **August 25, 2023** - Annual Picnic
 - **October 16, 2023** - Annual Meeting

Modification Request Form

Lohr Lake Village Homeowners Association

Modification Request Form (MRF)

Lohr Lake Village is a self-managed condominium association of co-owners (also referred to as Homeowners) regulated by a common set of bylaws established when the subdivision was built in 1992, and amended a few times over the years, with compliance agreed upon when closing a mortgage on each condominium unit. Homeowners are responsible for all maintenance, replacement and repairs of their homes including, but is not limited to exterior items like the entire structure, decks, patios, driveways, front door area, sidewalks, porches, A/C units, sump drainage, and all landscaping. Please refer to the "Condominium Unit Co-Owners Booklet for Lohr Lake Village" for a complete description of responsibilities. (Also available on www.lohrlakevillage.org)

As defined in the bylaws, "no exterior modification may be made to any existing dwelling, structure or improvement, unless plans and specifications...have first been approved" (Article VI, Section 3). In addition, "no co-owner shall make changes in any of the common elements (i.e. the grounds surrounding a condominium unit) without the express written approval of the Board of Directors of the Association, and the Township of Pittsfield, if applicable" (Article VI, Section 4).


Please use the "Modification Request Form" (MRF) to simplify the process


Please fill out this form completely to avoid major disruptions in progress and the possibility of having to remove and restore, at co-owner expense, any unapproved work. The bylaws specify architectural control and ground maintenance with a purpose to assure the continued preservation of the condominium as a beautiful and harmonious residential development.

When submitting a Modification Request Form (MRF) to the LLV HOA board, please allow 7 days for the Board's review and approval process. Work is best scheduled once Board approval is received. The Board will make every effort to respond quickly. If additional information is needed the Board will contact the Homeowner.

Each MRF shall include the following:

1. Complete and clear details about the planned work
2. Specifics about materials, color samples, photos, etc. if applicable
3. Any additional information, relevant drawings or photos to further clarify the modification

The Modification Request Form may be submitted via one of these three methods:

Email to lohrlakevillage@yahoo.com

Hand deliver to the current president of the HOA

Mail to the following address:
Lohr Lake Village HOA
C/O Current President
Ann M. Salter

Lohr Lake Village Homeowners Association

Modification Request Form (MRF)

Homeowner(s): _____

Address: _____

Home Phone: _____ Cell Phone: _____ Work Phone: _____

Description of Proposed Modification(s): (attach additional page if needed)

Reference to any attachments with details about Plan of Modification or a Diagram/Photo:

I/We understand that if the modification requires digging into the ground, or accessing any other common element, that utility lines, irrigation lines, or other common elements may be encountered. We hereby accept financial responsibility for repair of any damages that may be incurred in connection with the proposed modification.

I/We understand that all modifications and alterations must be done in accordance with all applicable governmental regulations and ordinances, including the requirement that proper permits be applied for and issued by appropriate agencies. If digging will take place, Homeowner is responsible for contacting Miss Dig for flagging of underground utility lines (www.missdig.org for online request or dial 811). Miss Dig is a free service.

I/We agree to indemnify and hold harmless the Association from any liability related to any approval given pursuant to this request for modification.

Homeowner Signature _____ Date _____ Lohr Lake Village HOA Board Member _____ Date _____

Homeowner Signature _____ Date _____

Return To: Lohr Lake Village HOA Cell: 734-645-5321
C/O Current President LohrLakeVillage@yahoo.com

Open Discussion & Questions

- Questions / Comments / Suggestions

Election Results

Thank You!







