

North Lake Land Owners Association
Thursday, January 14, 2016

Annual Meeting
Sun City Atrium, 7:00 PM

Board members In attendance:

Mark Landrum	Blair Dillard	Glen Logan
Elizabeth Duncan	Bob Redoutey	Bill Brady
Frank Bradley		

Land owners in attendance: see attached sign-in sheet

Mark Landrum called the meeting to order at 7:00 PM.

Board members were introduced.

President's Report:

Mark Landrum recapped the main events of 2015:

- The variance for Sun City was approved a little over a year ago. Since that time many new houses and roads have been built in the new area of Sun City, but the 19 acres of the variance has yet to be developed.
- Application fees for new construction/additions and for variance requests were initiated during 2015, along with new application forms to submit to the Restrictions Committee. The application forms are available on the website.
- Leave No Trace* training for Twin Springs Preserve was held in September.
- Businesses operating in the neighborhood were identified and the process to require compliance to deed restrictions was initiated for each.
- The association obtained legal representation to guide through the compliance process.
- One business, Key2Free, purchased a 4 acre lot with a single family home with the intention of adding additional portable buildings to serve as a residential facility for previously sex trafficked women. They submitted a variance request for the additional buildings and they were denied. The Board also notified Key2Free that they are operating a business and that their non-profit status does not exempt them from adhering to the deed restrictions. No activity has been seen at the property in the past several months. The Board cannot act any further until they actually begin business activities on the property.

General discussion and suggestions were held on the following:

- The deed restrictions for the neighborhood are a little vague in regards to businesses in the neighborhood. The deed restrictions do not define a 'business.' Generally, the Board has looked to see if there is a business sign in the yard or if there is the presence of equipment, construction or other materials, work vehicles, or for-sale-products on the property. The Board

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also considers the complaints made by neighbors of increased traffic, noise or unsightly conditions of the business on the property. The Board does not intend to “go after” home owners who do business work out of a home office.

- The deed restrictions may not be changed or rewritten unless there is consent of 90% of the property owners in the neighborhood, without regard to membership in the association or residency on the property.

- During 2016 the Board will work to clarify the deed restrictions. The Board is allowed to interpret and clarify the restrictions without actually changing them with 90% consent. The Board will clarify what business activities will not be allowed in the neighborhood. The clarification statement will be published in several different places. The Board welcomes input from land owners. This will be discussed again at the Feb. monthly meeting (Feb. 10) and all interested land owners are invited to attend and participate in the creation of this statement.

Treasurer’s Report:

Bob Redoutey reviewed the income and expenses for 2015. All income came from membership fees, construction application fees, variance request fees and the variance settlement from Pulte. Major expenses were for newsletter publication, post office box rental, liability insurance and attorney fees. The beginning balance in January was roughly \$4,000 and the ending balance in December was roughly \$20,000. The major expense was attorney fees and this is expected to be the case again in 2016.

Membership Report:

There are 73 members - out of over 700 property owners.

Roads Report:

Blair Dillard reported that there were no significant problems with the roads during the past year. There are currently no problems and there has not been any mention of widening 3405.

Security Report:

Bill Brady reports that there were no significant problems in 2015. Recently there has been a stolen outdoor Christmas decoration and stolen firewood from outside of a home.

New Business:

The newsletter for 2016 will be:

- published 2 times during the year, with additional issues as necessary
- posted on NextDoor
- posted to the North Lake website
- delivered to all residences (paper copies)

Mark Landrum concluded the meeting at 8:20 PM.

The next meeting will be the February Monthly Meeting, on February 10, 2016