

**LAKESIDE PROPERTY OWNER'S ASSOCIATION (LPOA)
MEMBERSHIP MEETING MINUTES**

August 8, 2009

CALL TO ORDER – The LPOA meeting was called to order at 10:04 am by President Riney Robertson, at Orchestra Hall. There were approximately 165 in attendance

INVOCATION – by The Reverend Irwin Jennings, who shared 2 Historical Tidbits: describing the feeling of looking at the lake, and contemplating the historical ownership of Lakeside cottages.

MINUTES – The minutes from the July 2009 General Meeting were approved.

NEW PROPERTY OWNERS – the following new property owners were introduced:

1. Paul and Clair Tinkerhess, of 183 Vine

TREASURER'S REPORT – was presented by Mike Brown, and approved.

Income for 2009	\$26,726.65	2009 Memberships to date	1,076
Expenses	\$12,937.31		
Cash on Hand 7/11/09	\$13,789.34		

To date the 2009 directories are costing LPOA \$10.46 each.

ELECTION OF OFFICERS – Tim Taylor, Chair of the Nominating Committee presided over the re-election of the following officers for 2009: Treas - Mike Brown, Sec – Carolyn Brown, and Director – Debbie Edwards.

2009 REMAINING MEETING DATE – will be October 3rd

REPORT FROM KEVIN SIBBRING:

- Attendance is holding steady for 2009 (only 1% down from last year).
- 115th Federation of Women's Club Convention in Lakeside
- 100+ years for the Lakeside Property Owner's Assn (LPOA)
- 81st Lakeside for Youth season
- 54th Women's Club Home Tour
- 46th Lakeside Symphony Orchestra (LSO) season
- 31st annual Friends of the Hotel Lakeside Ice Cream Social
- 21st Candlelight Symphony Showcase on August 10th
- 2009 Season has a great Ministries program
- There have been over 40,000 attendees at Hoover programs so far
- The web site has experienced growth, along with the e-newsletter
- Over 1,000 Guest surveys of Lakeside retail businesses have been turned in.
- The Farmer's Market patronage has been good.
- The Hotel Lakeside Café is doing great, and they are contemplating expanding into the Hotel for 2010.
- Over 700 unique volunteers have participated this season.
- Lakeside received national media coverage on a CBS recently re-aired program ... as the "Most Trusting Town in America". Apparently Lakeside became one of the top 10 Google searches that day.
- Mid-West Birding Symposium (MBS), the 17th to 20th of September, has had a "viral effect". See Mary Ann Hirsch to assist with one of the many needed volunteer positions for that event.
- Cottage owners and guests have probably noticed the postings by Security to "Lock your Valuables"
- There is a "No Open Burning" ordinance in Ottawa County, in addition to Lakeside. Several cottage owners have not exercised good judgment with fires in their yards. It is an obvious concern to cottage

owners in this community of older homes, lots of foliage, and small lots. If you observe burning, and don't feel comfortable discussing it directly with your neighbor, please phone Security.

- Campers are not allowed on the Lakeside ground (with the exception of the campground itself). There have been recent episodes of folks coming thru the gates saying they are headed for the campground, but then going to a cottage to park. If cottage owners are not comfortable with the "neighborly way" to approach the offenders, phone Security.
- Construction & landscaping noise have been a concern this summer. The Lakeside Association Board will discuss this topic at the September meeting and provide clarity for future reference.
- There was a reception on Thursday for the 2009 class of 13 Interns. Each did a presentation on his/her area of involvement, and was presented with an appreciation award.
- A Lakeside Donor reception was held to recognize those who have made significant financial contributions.

OTTAWA COUNTY AUDITOR:

Ottawa County Auditor, Jo Ellen Regal, Ottawa County Treasurer Bob Hille, and Appraisal Specialist Don Salburg provided information and answered questions regarding the 2009 Ottawa County Triennial Update of Property valuations. The following was included:

- Assessed Property Values will be in the mail in the next few weeks, but you can view them online.
- Property Owners have an opportunity for "Informal Hearings" to appeal until Sept 30th.
- Property Owners set the market. The Market = a willing seller + a willing buyer. Auditor office puts most weight on 2008 sales.
- "Doom and Gloom" in newspapers regarding reduced property values = not the trend in Ottawa Co.
- Values may go down, but doesn't necessarily mean the taxes will go down.
- There are 3 components involved in taxation:
 - The appraised value of the property
 - The State Legislature established % of appraised values
 - The millage rates set by the County Commissioners
- When appealing property values, owners should ask selves the following:
 - What did they pay for property when recently purchased?
 - What is included in the purchase price?
 - Does the "Conveyance Form" used at closing include the listing of any "personal property" in the price? Auditor office receives the Conveyance form after everything is completed, and only looks at the total price. If that total price includes the home's furnishings, Auditor doesn't know this. Realtor & attorneys should be breaking out the personal property and not using that to inflate the home's value.
 - If owner wants to dispute the value because personal property was included on the Conveyance Form, they need to provide proof of that that property (i.e. photographs, list of items, value of items)
- Next step in the appeal process = file a Board of Revision Complaint ... before April 1st.
 - They set the appropriate assessed value on the property, not the taxes.
 - Can't dispute just the land value, must be total value of house and land
 - Read the instructions and fill out the form correctly, or the appeal will be dismissed. The Auditor Office will help by answering questions, but cannot fill out the form.
 - Must file for the correct tax year, or it will be dismissed. State of Ohio is 1 year behind.
 - It is the Property Owners' responsibility to provide the Board of Revision with evidence to prove the assessment wrong. Newspaper articles are not considered evidence!
 - Sales = the best indication of market values including Arms Length Transaction sales.
 - An independent appraisal is another good indication of market value. Make sure it is as of the correct "Lien Date". Bring appraiser with you to Hearing.
- The challenge at the Auditors' office is the Escalating Values.

- They have grouped Ottawa County into “Neighborhoods”, and displayed a colored map of the Lakeside neighborhoods. In general, the closer to water, the higher the property value.
- South of 4th Street are newer homes mixed in with older. An increase in value of the older homes has resulted in corresponding increase in the newer ones, which have already been assessed. A factor has been applied to that neighborhood to avoid this.
- When looking for information online, some of the numbered streets have a spelled out name, and some use the numbers. Confusing for home owners.
- The State of Ohio looks at 2008 sales (not 2006 or 2007). Ottawa County is looking at all sales for trends, weighted towards recent. They use an “aggregate ratio”.
- 33 X 66 is the standard lot size upon which everything is based. There is an incremental adjustment based upon larger lot size. They do not calculate by square feet.
- Based upon the Lease Transfer, there were 27 sales recorded in Lakeside in 2008.
- If own 2 parcels of land side by side, can request the Auditor’s office have it combined ... but it takes place within the tax cycle.

QUESTIONS/COMMENTS FROM THE MEMBERSHIP:

- .Owen Hickey, Cedar – states he likes the new playground equipment, but there are too many “big kids” there and smaller ones are afraid. The posted sign = age 3 to 13. Suggested he talk with Bret Johnson.
- Tom and Marci Winkel – want a gas line to be extended up to their property at Central and 7th. It was suggested he talk with Dave Geyer. Bob Brucken – states the gas lines were originally extended as far as the neighbors were willing to pay for the instillation & service. A group of neighbors would need to work with Columbia Gas to get the line extended.
- Marianne Stevens, Maple – pleads for the machines at the Laundromat to be fixed. She posed the question how can the Laundromat be expected to clear any profit when the machines are broken down.
- Clare McGowan, Maple – asked what was being done about the Laundromat. It was suggested this be directed to Wendy Eller, VP of Operations.
- Bill Brucken – asked what is the value of a survey of retail businesses when Lakeside has been repeatedly been told a Laundromat is needed.
- Tom Winkel – suggested Lakeside hire an independent operator to run the Laundromat.
- Pat Barter, Jasmine – asked when the internet access is going to be extended.
- Brice Musser, Jasmine – asked why there is an auto fee for cars parking in the lot. He suggested an increased fee for cars coming in to Lakeside.
- Guss Garverick, Cherry – stated there should not be any dogs allowed in the area of the Farmers’ Market. Apparently there were 2 large dogs who got into a fight there recently. It is a crowded area with food items and small children. Not a good place for dogs!
- Bill Chaney, Elm – has a concern with the number of cars parked in cottage lots by renters, which leads to problem driving down the street. Is there a limit on # of cars per cottage?
- Linda Rader, Lakefront – states there is a problem with the number of dogs off leash which is illegal in Ohio
- George McCormick, Laurel – asked if there was a problem with the microphone not working today. He stated he is hearing impaired and had a problem hearing during the meeting.
- Wendy Stuhldreher, Maple – cars going wrong way on one way streets. Paint arrows on streets?
- Carol Bradsher, E 4th – many folks seem unable to read the “Foot Traffic Only” signs on the lakefront path?
- Sue Cook, Lakefront – feels the “Foot Traffic Only” signs are ineffective.

ADJOURNMENT – The meeting was adjourned at 11:49 am.

Respectfully submitted

Carolyn Brown, Secretary