

LAKE LORMAN BOARD MINUTES

SEPTEMBER 14, 2009

President Jim Watts called the meeting to order at 6:03 pm, and all Directors were present along with 20 lot owners.

Old Business. None

Committee Reports:

Communications: Barbara McDonald reported that the Board would mail out the proposed Covenants prior to the Annual Meeting set Monday December 14, 2009 at the Clubhouse. She said she would also post these on the Website. Copies will also be available for pickup in the black mailbox at the Clubhouse for those without computer access to the Website.

Clubhouse: Bill Cox reported that this Board in January 2009 had tried a temporary change in use policy in that the \$75 use fee would be waived, but the cleanup and damage deposit would remain the same. This change has gone well and without problems. However Cox said that we should be prepared with a "rainy day fund" for utilities, cleanup, upkeep, maintenance and repairs of our new Clubhouse. While the users have always cleaned up, Shirley Grace has had to supplement that by offering her work free of charge, but we need a commercial cleaner to come in 2-3 times each year to give the Clubhouse a thorough cleaning and scrubbing and cleaning of all the windows and glass doors. If we reinstate our \$75 charge per use, we may be able to handle this without a special assessment for the Clubhouse.

Following a discussion, and several amendments to Cox's initial Motion, the following Motion passed:

"Resolved that the \$75 use fee or rental for the Clubhouse will be reinstated immediately and permanently. The cleanup and security deposit policy will remain unchanged. This is provided that the \$75 use fee or rental will be waived for use by and for charitable or religious purposes on condition that not more than 20 people will be involved in or present during such charitable or religious use."

Lake: Craig Lang reported on current work and conditions on both lakes. A future project is the repair to the spillway between the Big and Little Lakes. The first priority is the Little Lake launch ramp repair. He reported that the color of the water in both lakes is good, the liming and fertilizing went well with good results. Craig reported that he plans to shock for fish this coming Thursday and we are supposed to take 4800 pounds of fish, all smaller size fish, out of the lakes. He said there would be a free fish fry to follow up, with the plan details to be publicized.

As to the Little Lake only, there was a discussion of using trot lines, the Covenants say this is prohibited, but the reason is said to be danger to swimmers and skiing. The Board will address this and will report, but for not trot lines are prohibited.

The "Critter Catcher" has finished his work, finding mostly muskrats. Anyone with continuing problems can contact the Board to be directed to further assistance at your own cost.

Craig reported that of his \$28,000 budget, he only had used about \$19,000.

Roads: Woody Nance reported that his budget was \$13,850 and to date he has spent \$17,259 because of substantial damage, thin pavement and heavy traffic. He said we needed to patch some areas before winter as these holes and alligator surfaces will get worse in winter, and we should repair them now while they are relatively small. He has a bid from Trotti for \$955 plus tax, and he plans to get 2 more bids. There followed a discussion about using or borrowing some of the unused "lake budget funds" for this, up to \$2,000. A motion to this effect was made, seconded, discussed and passed.

Covenants: Bill Brabec reported approvals for construction since the last Meeting by the Board of the Tasma boathouse, and the Warren storage building, a temporary approval time limited.

Bill reported that the Board has kept in steady communication by phone, email and in a working lunch meeting to consider several possible Covenant violations. No details of these were discussed as they may result in litigation. Some boathouses do not meet Covenants. Costs of litigation for both sides of a case were discussed. The Board continues to address and investigate these matters.

Bill then gave a summary report on the Covenant changes the Board is proposing, and he had copies for all in attendance which were available at the end of the meeting. The Board decided that no discussion of these should be held at this meeting so all lot owners can read and study the changes proposed. There will be a meeting of the Board and all Lot Owners at the Clubhouse November 9 at 6 pm to discuss these Covenants. Each Covenant will be voted on separately at the December 14 meeting which begins at 7:30 pm. The lot owners were reminded that the Covenants provide now how lot owners can propose Covenants for a vote on December 14.

Financial: Jim Watts discussed a proposed budget of \$73,000 approximately, which does not take into consideration any Trust Accounts. Margie Abel who has contracted to assist this Board on finances and the bank accounts, confirmed that all annual fees except 1 has been paid. The Board can and will register liens on any lots which have not paid these fees under the existing Covenants.

Margie Abel was thanked by the Board for her valuable assistance this year.

The Board will finalize the 2010 Budget and distribute it soon.

Open Discussion: Several lot owners raised issues of damage to our roads by tractors with metal treads on Lakeshore. A street sign covered by a crepe myrtle was discussed and will be clipped back. The issue of “brown water” coming from our pipes was discussed and the Board advised that this was the Utility Board jurisdiction, and not this Board, and those with issues like this may contact the Utility Board.

There being no further business, it was voted to adjourn at 7:40 pm.

Bill Cox
September 15, 2009