

## **Lake Lorman Minutes July 21, 2008**

### **1. Pre Meeting: Lime in Lake Issue**

At 6:15 the Board met with representatives of the Fishing Association who, along with Scott Kirk, had been invited to bring the Board some information on Lime for the Lake. Scott is with Southeast Pond Management of Alabama, a company in business for 20 years and working Alabama, Texas, Louisiana and Mississippi. He has been familiar with Lake Lorman 10 years and works on Cavalier and Caroline. He says Lake Cavalier's problem is that much of their lake is shallow so the bloom of algae has damaged their lake.

Lime is used to counteract acidic water. The lime sinks to the bottom where it reacts with the bottom surface, not the water, and produces food for fish. It keeps the water from being clear so the sunlight does not penetrate. While a clear lake is pretty it soon will develop algae and hurt the lake.

Lime is really for fish production. Lake Lorman is healthy and has good pH water. Liming increases per acre fish yield. He says you cannot "over-lime" a lake; generally 1-2 tons per acre is sufficient spaced out 4-5 years apart. This is not more than an estimate, there must be water samples taken then samples of the bottom tested. Lime is bought in Vicksburg, current price is \$18 per ton. The size of Lake Lorman would call for 200 tons of lime. His company trucks the lime over here, with us paying for their service at \$200 per day plus \$24 per ton to distribute it from their barge. Their barge cannot navigate into the Little Lake, something we must address. Lake Lorman was limed last in 2002 or 2003.

Scott indicated that from a water sample the lake needs lime but taking samples at several spots is a better test. Nobody stated the opinion that if we do not lime the lake this summer that it would hurt the lake. Lime takes 3-4 months after application to produce results. The thought of the Board in reaction to all of this is that liming is needed and that the best time for this would be in January or February 2009, where we would have a new budget. Today with the Clubhouse and the street repair in Gate 7 we have no funds to lime if we wanted or needed to begin now. There was a consensus on the Board that we do need to apply lime but that for economics this would have to wait until 2009, when it should be a priority.

There was a discussion that in past years the Lake had established a \$55 per lot assessment for lake maintenance that should have continued but apparently was not and is not in any separate Trust Fund. There also was a discussion that there was also passed a \$25 per lot assessment for streets. [The Secretary announced that when he took over he tried to get all past Minutes and Minute books but only the Minute Book for 2007 was located. If anyone knows anything about the location of these Minutes or Minute Books, please call Bill Cox at 601 965-1996. As Secretary I plan to continue to keep comprehensive and accurate Minutes and when I leave office to leave my Minute

Book stored in the closet in the Clubhouse where it will be available in the future. I will also leave the 2007 Book which I do have, there also.] I have contacted this morning [Tuesday] Bill DeVeer who believes he can help us locate several years' Minutes, thanks to you for this help, Bill.

This meeting with the Fishing Association and Mr Kirk lasted an hour and there being no further business on Lime, the Board convened the Regular Formal July 2008 Meeting.

### **Board Meeting**

1. All Directors were found present except for John Grace was not able to attend. In addition 20 Lot Owners were present and welcomed by the President.

### **Treasurer Report**

2. The first item of business was the Treasurer's Report, by Margie Abel, a copy of which is attached by reference showing current funds on hand of \$64,837.95, and cost of Clubhouse [under budget] of \$48,024.02.

### **Clubhouse Report**

3. Gloria Lay reported on the completion of the contract, on time and under budget to the thankful applause of all in attendance. We should not forget to thank Woody Holt our Contractor for his diligence, remember this when you see him and Gloria.

4. Gloria announced a Garage Sale in the fall, the profits of which will be used to finance shutters and/or drapes on our north interior wall. There will be spaces for rent to artists. She reported a fine July 4<sup>th</sup> celebration and thanked all participants and boaters who joined us in this patriotic event. The new flagpole was reported completed with all money from donations and none from the renovation budget. The original electric ice maker purchased for the Clubhouse malfunctioned and a replacement was substituted by the seller at no cost to us.

### **Street and Road Report**

5. Larry Foote presented a report on the roads and streets. He has contacted two contractors to bid to pave that portion of Lorman Lane beyond what the Utility District has already done, and he expects a bid price under \$22,000. He explained about the width of the streets as compared to the width of the asphalt applicator machine. In the narrower areas a single seam can be laid, elsewhere two swipes are needed to cover the street surface. The depth is 1 ½". He discussed a possible widened turnaround for garbage trucks and that such would be about \$3,000. There is a problem in the turnaround in that when the front wheels turn the weight compresses the surface. Residents can add limestone for a footing for asphalt, no driveways will be paved but if an owner makes a private contract and pays the contractor he would be permitted to have extra pavement but such will be strictly a contract between the owner and the contractor.

### **Assessment per lot passed many years ago but not carried forward:**

6. At this point the question was asked about the \$25 per lot assessment made many years ago, but apparently not carried forward and apparently overlooked or forgotten by Boards and Owners in the past. Larry explained that regardless of that, our outlay for roads and streets exceeded this amount anyway. A response was made that the assessment was to be in a trust fund to keep for street resurfacing. Larry explained this was just what we were doing and even though the \$25 per lot assessment was not specifically carried forward from that long ago meeting several years ago, throughout the several Boards in between then when Francis Morrison was President and now, still the intent of the assessment had been accomplished.

#### **Speeding, traffic calmers, speed bumps, children on off road 4 wheelers in streets**

7. A discussion was had about these matters and the dangers which negligent parents subject their children to, and it was discussed that the Board will interview and canvass those residents living within Gate 7 where this is the critical problem, in order to determine their desire to have speed tables or other measures installed. If the majority vote of those residents desire this, and the Board finds no sound and proper reason not to so proceed, then money would have to be allocated in next year's budget by the Board.

#### **Lake Rights Committee Report**

8. Maison Heidelberg, Chairman and Bill Cox of the committee reported, presented their Memo to the Board with exhibits. Paul Gunn of the Committee had a family medical matter so he had to be absent. There followed a full hour's discussion with full participation by the Board and the Lot Owners in attendance about all the complex and interrelated issues and options available. The Lot Owners in attendance asked good questions, offered advice and stated their positions on what, if anything to do and how to do it. There was discussion of the ramifications of different actions and the potential of unintended consequences as to other lots and the lake community. The Committee approached this question of lake rights in our Memo in exactly the same way we believed a fair and neutral and fully advised Judge would, trying to find the law and the facts applicable, being fair and neutral to all interests, without reference to emotion or personality, and the Committee attempted to bring out all the pros and cons for each complex issue interwoven within the matter. The Memo was not a legal opinion, just an attempt to predict some possible results by a hypothetical fair and impartial judge. Board action on this was postponed, pending further information expected to be presented at the September 15 Board meeting.

#### **Question of combining Covenants for Uniformity on Parts I through 10.**

9. A member raised this issue based on the improvement in having covenants uniform within all parts of Lake Lorman. Further consideration will be given this.

#### **Delinquent Dues**

10. The next order of business was a Treasurer's report of Lot owners who have not paid their current annual assessment dues: Claudia and Todd Boyd, Christy Couch, Bradley Hofmister, Bill Nance. A schedule and listing of the amounts past due are incorporated by reference. These lots are now subject to a recording of a Lien for collection which lien will be an impediment to a clear title and are subject to suit as

provided in our Covenants. The Board does not want to be forced to take this action and it requests that these dues please be paid promptly to avoid this.

### **Old Business**

11. Several issues were discussed, a unresolved out building which was to be attached to the home, the timetable given, a fence problem and the issue of whether a boathouse needed a County permit. No action taken but further investigation was to be made and reported later.

### **Water quality**

12. Reports of drinking water problems, smell and lower pressure were discussed . There was mention that the Utility Board would have been better advised to warn the residents in advance of any changes rather than to report on it afterwards. The issue of putting bleach or Clorox in the water heater was said to be an improper way to deal with the water smell. The Utility Board has repeatedly advised that our water is and always has been safe and we never have had a “boil water” notice.

### **New Business**

#### **Consolidating Boating and Fishing and other Lake Use into a single Committee or Group**

13. Chris Cole and Jim Watts made reports and a meeting is to be held August 4. The Board supports this concept, will offer full support plus enforcement of their adopted safety rules and those already in place. The concept of courtesy is a large part of their agenda, such as skiing in a pattern to move away from fishermen, sailboats or kayaks or canoes, and sharing of the lake with all.

The meeting was then adjourned at 9:30 PM.

William H. Cox, Jr., Secretary

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