

LAKE LORMAN BOARD MEETING
MARCH 17, 2008

The meeting was called to order at 7 pm, and all Directors were found present along with 15 Lot Owners.

The first item of business was the matter of the Minutes for January. The minutes had been sent by email and the President asked if any Lot Owners present had not seen these, one responded and Bill Cox gave a set to him to read. Later in the meeting a motion was made to dispense with the reading of the Minutes which passed without objection.

The President called on Bill Cox as a member of the 3 lawyer Lake Rights committee for an update. It was reported that one item was still being investigated, another situation had been reported on and that report given to the lot owner, suggesting that the lot owner retain counsel to check his land title, with the help the Committee had given with copy of the Piedmont deed. The Committee is also working on the issue of how best to enforce the lien the Lake has for unpaid annual dues or maintenance fees. The committee has drafted a Notice to be recorded on the land records in Canton in the office of the Chancery Clerk relating to this, and the committee is working on how to amend such Notice as to metes and bounds property outside Parts 1-5 and for lots outside Parts 1 through 5. All lake rights originate only with Piedmont and its original deeds. All lots in Parts 1-5 inclusive have lake rights, and some lots or parcels in Parts 6-10 may or may not have lake rights depending on the chain of title from Piedmont. Questions were asked by Lot Owners about filing a Lien on lots which had not paid their annual maintenance fee or "dues," and Cox said the Board was considering retaining legal counsel, [not to include Bill Cox or Maison Heidelberg or Paul Gunn, the committee members], but to seek outside legal counsel for any filing or litigation of liens or claims the Lake would have if any of the remaining lot owners who have not paid their annual dues or maintenance fees did not pay timely. Only 2/3 of the lot owners have paid these dues or fees to date the Treasurer announced. The committee has made reports and recommendations of current legal issues to the Board. There was no further report of this committee.

John Grace was then called on to report on the Lake Committee's situation. John reported that the lake needs to be fertilized and limed. He believed the cost of the lime and its application would be about \$10,000 to \$12,000 but he had no firm bids yet. It was pointed out that the lime was a "huge amount of tons" and would be piled on shore near the Clubhouse for storing while the application was in progress. Such storing must not interfere with Gloria Lay's work on the clubhouse renovation or those contractors. John was asked to get some firm quotes for the lime and its timely application and to please bring this to the Board for action. There was no further report.

Larry Foote next reported on the street situation. Due to the water tank construction there has been extensive damage on Lorman Lane with ruts from heavy trucks and equipment going and coming. After this tank is completed there is a tentative plan, subject to the approval of the Board, to perform some maintenance or fill on Lorman Lane and to possibly put a turnaround at

the end to facilitate school busses, mail and package delivery to these residents. Large trucks and busses cannot traverse the area now due to no turnaround area. At this time there is no firm plan in place as to these items and the Board continues to monitor this problem. The issue of water pipes under the street and water pressure was also discussed. There was a discussion of a need for a plan for this street work and or paving to be paid mostly by Lorman Utility District as the District had agreed tentatively, with Lake Lorman possibly adding some funds depending on costs and the final plans. We need to get the Utility District's firm commitment on this first before proceeding further.

There was a discussion of the road problems within Gate One. It was reported that while this repair work is certainly needed, the work on Lorman Lane was worse and would have priority. John Grace advised that there is a ditch at the foot of the hill to the west of the dam that was a big problem and needed attention and repair as soon as possible.

The next road situation was concern of safety within Gate 7 due to speeding cars. It was announced that the Board was considering "speed calmers" which encourage the driver to slow down to the legal limit of 20 mph with a slight bump. A "speed calmer" is a lower and longer and more gentle rise in the street surface than a "speed bump." There is a plan for a study and survey being made of the reaction of the residents within in Gate 7 [the ones most affected by speed] to determine if these residents are in favor of speed bumps or "speed calmers" or any change or if other options seem better. Examples of speed calmers [for those interested in checking further] are to be found at Peach Orchard, Lake Harbor Road, and in Dinsmoor. A bad example of speed bumps was said to be Ridgeland which was described as a "very hard bump."

Coupled with and aggravating the speeding automobile situation is the dangerous situation of young children driving off road machines such as golf carts and go carts and other motorized vehicles on the streets and roads within Gate 7. It was pointed out that while the parents should control this, there may be apparent reluctance by some parents. One solution discussed was for the Board to pass a Traffic Safety Rule prohibiting children to drive in this way, or to require helmets to be worn by such children, or to require these children [and their parents to enforce it], to abide by the Rules of the Road established by the Legislature and Highway Patrol for public roads and streets. It was asked if we should change our By laws or Covenants and Bill Cox said this might be possible but that he recommended that we not be so quick to change Covenants or By laws but to have the Board pass necessary Resolutions or Rules for public safety for something most parents of these children already do or should want to control for themselves. Cox said he thought that changes in written rules and covenants do not work nearly so well as parents who are willing to educate and control their own children to urge and require them to obey safety rules. The Board is working on this problem, meanwhile the Board asks all parents to please set boundaries and rules for your own children who may be at risk in the dangerous streets where trucks and cars could hurt your children.

On the issue of safety it was pointed out that apparently guests of lot owners were fishing from the dam of the Little Lake, and it was asked if the Lake was liable for injury or drowning. Bill Cox pointed out he would not issue a legal opinion, but that anybody can sue anybody, but the rules of law our Supreme Court has enforced and established are to the effect that as to a "trespasser" the owner was not to intentionally injure him and as to "licensees or invitees" the

duty was generally for the owner to keep the premises reasonably safe for use by a person exercising reasonable care for his own safety and to point out dangers known to the owner which could not reasonably be known or observed by the invitee or licensee. Each lot owner should warn his own guests and his own children and guests and family of all risks of use of the lake in fishing or boating. Wear a life preserver when you are fishing or boating and make your guests and children do this, and parents must set the good example on this important safety issue.

The next item of business was a report from Margie Abel our Treasurer. She stated that she as the Lake Treasurer had approximately \$73,000 on deposit. A copy of her Financial Report will be attached to these Minutes. She reported as stated above that as of March 17, only two thirds of the lots had paid their annual dues or annual maintenance fee as set by the Board and approved by the membership. If not paid there is a Lien on the lot and land and improvements. In such case, the Lake then has the right to file a notice of this "lien" or claim on the land records of Madison County and to take all legal steps to enforce the lien by judicial order and court decision to force payment, a step the Board hopes not to be forced by any lot owner to use. Lot Owners are respectfully put on notice of this and warned of this and again reminded of the Lien rights, and asked to please pay their annual maintenance fee or dues which are due on or before April first.

The President then called on Gloria Lay to report on the Clubhouse renovation progress. Gloria announced that she had "Ballpark estimates" but as yet no definite bids outlining exactly what was to be done and what was not to be done, both in labor and materials, but she was anticipating getting firm bids so the Board can see the options and final costs and make a decision. The overall budget for this is \$50,000 which is the recent \$100 per lot one time special assessment overwhelmingly approved by the Lot Owners and additional funds available and earmarked for this project. One bid included labor and materials, one was for labor only, and there was a bid just for the outside painting, but none were final firm bids.

Gloria then listed the renovation schedule of Clubhouse renovation work to be done, to be detailed by each contractor-bidder in his bid: Paint inside and outside, install French doors and stairs going out onto the screen porch, new screen, closing in the small existing door which goes out onto the porch, adding an additional window on the east wall of the kitchen area, outside decking around the large pine tree at the north main entrance and installing 1300 square feet of outside decking at the front entrance to tie in the outside porch entrance in this deck, bringing the deck across the front of the Clubhouse so as to be level or slightly sloped for handicap entry, covering the drainage area in front of the Clubhouse while maintaining the drain, resurface the existing pier at the boat ramp area, add an L shaped pier on the east side of the Clubhouse, add electrical outlet connections to the outside, renovating, replacing both bathroom fixtures and cabinets and making both bathrooms handicap accessible, re-surface the floor of the meeting area with new ceramic floor tile, replace existing kitchen sink and cabinet doors, install the ice maker we already have purchased, no work is to be done in this project on the roof, pressure wash and then paint the outside with colors similar to the color scheme on the new River Hills Club in Jackson at the corner of Lakeland and Ridgewood Road, paint over the inside walls to cover the artificial wood pattern, paint the ceilings, change interior ceiling lights and lighting inside clubhouse, remove the bar at the north end of the existing bar and re-work and lower the other bar area. There was a discussion of wood being less expensive now and as to kitchen cabinets it

was pointed out that there is a composite material that is heavier and looked every bit as good and worked well as wood. The countertops were to be a Formica type of material called "Wilsonart." Gloria agreed to be personally involved in the selection of all materials so as to assure the final looks of the Clubhouse renovations.

It was pointed out that fish frying had damaged our Clubhouse deck inside and that the Board was considering requiring that no fish fryers be used on the finished Clubhouse deck inside or outside to protect our investment. This would be a condition of use and any violations would require the violator[s] to pay for steam cleaning and not to be allowed use of the Clubhouse in the future. The Board has not yet made the final rule on this and asks for support and ideas from the Lot Owners as to this damage to our Clubhouse, and ideas about how to control or prevent future damages, however the Board is recommending no cooking of any kind on any deck inside or outside and that cooking be done only in the parking lot.

Larry Foote then made the Motion that Gloria be authorized to get specific firm detailed bids for the work and to bring them to the Board for study and approval, and that we be authorized as a Board to enter a contract or contracts for all labor and materials outlined above at a cost not to exceed \$50,000. The Motion was seconded, discussed then passed. Gloria hopes to have the work completed in May 2008, and we will make time of completion a requirement condition in any contracts.

Bill Cox reported that the Randy Calvert boathouse and pier construction request was found by the Board to comply with all Covenants and Bylaws and Lake rules and had been approved, a copy of the plans being attached.

There was no further Committee report and the President called for New Business. Larry Foote announced that an owner on Lorman Lane was reported to be allegedly storing equipment such as bush hogs and other equipment on his property in apparent violation of protective covenants and the Board asked Larry Foote and Bill Cox to investigate and try to resolve this and to report further. The issue of another owner storing "heavy equipment" on his property was discussed and issues of whether this was temporary or permanent were raised. The Board asked Larry Foote and Bill Cox to investigate.

Larry and Bill at 3:30 pm Wednesday March 19 did inspect both matters and will report to the Board, and the Board will make a ruling.

After the meeting it was reported that someone was allegedly allowing sewage and/or waste water into the Little Lake. Larry Foote and Bill Cox were commissioned to investigate. They did investigate March 19 and found that there was no factual basis for the report and they advised the Board that no sewage nor waste water were being so discharged. The Board appreciates reports of potential problems and we are glad to check out any and all matters.

Larry Foote announced that AARP asked to use the Clubhouse for its "safe driving seminar" for which it charges \$10. This would be publicized in the Newsletter. It was voted to grant the right to use the Clubhouse free of charge so long as AARP officials cleaned and straightened up afterwards leaving the Clubhouse as it was. They will have to coordinate dates with Gloria

regarding the renovation.

Tom related complaints about burning trash and leaves and the Board suggested we ask our neighbors to please be good neighbors and be aware of danger of fire spreading and to use all care with a hose handy but also important is to ask Lot Owners to please be good neighbors and please not conduct any burning on the weekends when more folks are outside so as not to disturb the peace and beauty of the Lake then, but to do such at a time other than weekends.

Tom also reported on loose dogs and the leash law we are encouraging pet owners to please be considerate and keep your pets on a leash.

Bill Cox reported that he had just been advised of concerns of neighbors of new construction just inside of Gate 2 involving elevation for construction. The Board will investigate and make a recommendation.

Two Lot Owners who were present asked about the meeting in January this Board had with the Lake Lorman Utility Board, saying they would have liked to have been included. The President pointed out that notice of this was given and Lot Owners were invited. One lot owner said the Utility Board said they could not come. Bill Cox explained that the invitation to the Utility Board had been done at his request as an incoming Director and this was an information gathering meeting only to help your Directors be better directors. Cox had gathered and prepared a set of questions for the Utility Board, and at the January meeting the Board had fully responded and it had been a good meeting. Lot owners asked for another such meeting and the Board advised that the Utility Board meetings are open for our Lot owners to visit freely and they meet in our Clubhouse. It was pointed out by a Lot Owner present that in the past the Utility Board had not seemed to welcome visitors. Bill Cox announced that if Lot Owners had specific questions at this time for the Utility Board to send them to him and he would accumulate all such questions and send them in writing to Don Seagrove to answer back in writing, and that Don and his Staff had been most open and helpful and certainly would give full responses to these questions. Don would be given the option however, to come to another Lake Lorman Board meeting in person with such staff as he pleased and could be available to respond to these questions and any others in person face to face.

There being no further business and no further questions or comments from the Lot Owners present it was voted to adjourn at 8:45 pm.

April 2, 2008 Footnote to Minutes. Subsequent to the March Meeting, the Board continued an almost day to day time of discussion and consideration of the Clubhouse renovation project and the bids. The final bid from Woody Holt for \$35,000 for the work was voted on by a majority of the Board and Woody and his crew has moved onto the site, begun work, and he estimates that the work can be concluded by the end of May. A copy of Woody's final bid which was determined to be the best bid, is attached to these minutes. The painting bid for \$1900 was also approved and accepted. On April 2 the full Board met at the Clubhouse with Woody to walk through the Bid and the work to make sure all involved understood the scope of his Bid..

Bill Cox