

# Lake Lorman Board of Directors Minutes

May 19, 2008

The meeting was called to order on the outside wooden deck of the Clubhouse, and all Directors were found present. Gloria was congratulated on the excellent progress of our beautiful Clubhouse renovations, and it was noted that Woody Holt was performing his work marvelously. In addition, present also, were five Lot Owners who were welcomed by the President.

A motion was passed to dispense with the reading of the Minutes of the last meeting since these are being emailed to the Lot Owners.

The first order of business was presentation of a financial report by Margie Abel, Treasurer, a copy of which two page Report is attached. To date the work on the Clubhouse is going well and payments to date to the Contractor, Woody Holt, total \$30,000 plus \$2,500 for back porch changes. Woody has been reimbursed also \$4,513.82 for outside painting, electrician work, doors and paint. We owe him about \$5,000 more on total completion of the work. We also owe \$2,000 for light fixtures. The tile and kitchen sink were purchased from Surplus Warehouse for an additional \$2,216.17.

Nine Lot Owners as shown in the List attached to the Report have failed to pay their annual homeowner dues and are subject to having a Lien placed of record against their property as the Covenants direct the Board in such cases. Deadline was April 1, 2008.

Gloria Lay then reported on the progress of the Clubhouse announcing that we had more reservations and rentals for the Clubhouse than ever before. The Contractor expects to complete by June 1 approximately, and the work is going well, on schedule and on budget. The Board observed good progress. A new flagpole is not part of the Clubhouse renovation but Gloria has been taking donations for a proposed new flagpole which would be lighted at night. This will be financed totally by voluntary donations of Lot Owners. About half of the cost, Gloria reported, has now been pledged. A July 4<sup>th</sup> celebration and party at the Clubhouse is being planned and it is anticipated that the flagpole would be dedicated to Military personnel, current and past. There followed a discussion about outside lighting, and Eddie Ziglar who was present and whose company is qualified to handle such work, offered to investigate the matter of moving or replacing some existing utility poles near the Clubhouse and furnishing lights and underground power lines. He agreed to contact the proper utility companies, get the facts and requirements, and to then contact our Contractor, Woody Holt then report back to Gloria perhaps with a bid from his company for the Board to consider. A discussion about the roof of the Clubhouse followed, and since this is not in our current contract for renovation, the matter was postponed for further study and action after all facts were available.

Larry Foote as Road and Street Chairman reported that the Utility work has been proceeding and when completed, Lake Lorman Utility District will determine the amount of money needed to repair Lorman Lane road and street and shoulder damage done by the contractor for Lake Lorman Utility District. It was reported that Mr. Trotti, the road contractor for Lake Lorman, has been involved with the issues about the damage. On behalf of the Utility Board, Don Seagrove had made verbal commitments to "pay part of the damage to the roads and streets," but no specific amount has been set nor specific progress reported at this time. There was a discussion of use of crushed lime being put into ruts to facilitate such repairs as this would provide a base or foundation for the repairs. Larry estimated the cost of the repairs at about \$10 per linear foot, and that he hoped to get \$25,000 from the Utility District, his ballpark estimate of the damage caused. Discussion followed about the need to clean these culverts which were stopped up and causing flooding on the street during rain.

John Grace reported that fertilization of both Lakes will soon begin, and the price including application was \$3.50 per gallon and that 1000 gallons were needed. In addition, 250 tons of lime are needed, and John agreed to have at the next meeting [July] officials and experts who could advise as to the amount of lime needed and be available for questions from the Board or Lot Owners. If the Board deems it necessary for informational purposes to address this in June, the Board will convene to discuss it and get information but will not take any action, simply an informational meeting. John advised that waiting until July for this would not harm the lake according to information he got from Fish and Wildlife experts, so the delay will not cause damage to Lake Lorman. Next there was a discussion about a tilted culvert with an "L" bend which was acting to cause water to run not through the culvert, but underneath the road or street on Lorman Lane. Also discussed was the boat launch ramp on Little Lake, which was apparently poured "flat" rather than on an angle. Therefore in low water, boat trailers were encountering problems. This is the first notice of this to the current Board. No action was taken on either of these matters pending further investigation. John Grace also announced that a new lock is being installed on this ramp on the Little Lake, which will use the same key as on the Big Lake.

Bill Cox then reported the Board's unanimous approval of a combination boathouse/pier of Maison and Amy Heidelberg.

The next item was the approval by the Board of a nine month rental of a house on Lake Lorman owned by Dr Sandra Eames. The Board had studied the Covenants as applied to Rental of homes: "Leasing of residences to others as a regular practice for business, speculative, investment or other purposes is not permitted." Sandra Eames, MD owns a house on the Lake which she is not using full time due to some temporary out of state medical practice. She requested that the Board allow her to rent the house for a short term [9 month maximum time] to another doctor couple, Robert and Jennifer Eubanks who are now building a home in Reunion. The Eubanks have sold their Madison home, have a child in school nearby, and need the rental of the Eames home only temporarily. The Covenants, in the studied opinion of this Board permit

this, and in addition some of our neighbors know the Eubanks and the Board finds that since this is only a temporary arrangement with a set time to expire, and that it does not violate a reasonable construction of the Covenant language, it is in the best interest of the Lake and falls within the letter and spirit of our Covenants. The Board approved this rental while reiterating that such approval should not be viewed as any easing of the Covenant prohibitions against regular renting for business, speculative or investment purposes, and each such future matter will be studied on its own particular facts.

Cox then reported briefly on pending matters that might be involved in legal disputes in the future. Another matter involving annual homeowner dues was discussed and the Board is going to study it further for future action as may be needed. Several other matters involving Covenants and lake rights are currently being studied by the Board and further reports will be made to the Lot Owners. This concluded the report of the Covenants Committee.

Under New Business, it was reported that recent rains brought the level of the Lake to within 8 3/4 inches of the new overflow.

It was reported by John Grace that the DEQ has now approved all our work on the dam on the big lake except for one minor item. This is a hole about 3 feet deep at the northwest end of the dam on the western side [away from the lake] which will take about six cubic yards of dirt to completely fix to the satisfaction of DEQ.

The Board was presented by Eddie Ziglar a plan for a swimming pool, and on investigation and study of his plot plan and questioning by the Board and other lot owners, it was approved.

The Board has been contacted again in regard to erosion from construction within Gate Two, Tom Johnson reported his inspection and the matter was held for further investigation and study.

A beautiful orange full moon rising above the trees to the East having been observed, and there being no further business, it was voted to adjourn.

William H. Cox, Jr.  
June 3, 2008