

Board Meeting 8/16/10

Minutes

Opening Comments from Jim Watts-

The Board is acting in accord with Bylaws and Covenants...many decisions are subjective...if residents want a new board they can vote on it again in December.

As to contracts, bids are not always the best because a low price doesn't always get good results...Board has not played favorites, but has acted in best interest of the community.

Old Business-

Asper Antoon spoke about the Dam contingency fund. Committee called on Bob Marsh to read the report. There was extensive research and if dam is properly maintained, there is no need for future fund. Recommended some work on little dam...correcting vegetation...with proper inspection there is very little risk of future damage.

Board accepted the report of the committee and accepted the committee recommendation.

There was random discussion about level of water...level due to no rain.

Small lake ramp was redone which had been approved by previous board. The cost came in under budget at \$3,800.

The Management Company was proposed and Kevin Long provided update and costs from a management company and what they can do for the community. Jim Watts pointed out that this could solve inconsistent covenant reinforcement.

Committee Reports-

Kevin Long- Reported on finances. Account has \$75000 in it and Kevin passed out budget sheets. Jim Watts reports that maintenance cost is lower than budgeted and Kevin invites questions about budget. No questions. Insurance policies were passed around for renewal in October 2010. These were Nationwide and accepted by the Board.

Woody Nance- 9K was spent on stretches of roads...some was suspended because if construction taking place between gates 3 and 4. Construction was not as bad on roads as originally thought. We will need to look for funds for road expense in the next 3-5 years.

Amy Heidelberg- Commented on great turn out for 4th of July party. Thanked Shirley Grace for all her help.

Asper Antoon- nothing new to report on covenants.

Craig Lang- out of town. Asper announces that Little Lake has been sprayed for weeds.

New Business-

Meeting proposed in September for all lot owners to go over Management Company proposals.

There was discussion about potential costs of a management company. Board waiting for results from survey... mainly, who will be willing to help. We must have work done by someone and if we have no volunteers from community, a management company can fill the gaps.

A proposal was made to call for volunteers or post things on the website when volunteers are needed.

Date for general lot owner meeting was set for 9/20/10. Information about management company is to be sent to community before meeting.

There was a request for the clubhouse to be used for exercise class. Board decision was to no allowance.

Betty Marsh had 2 questions. How much was spent on Little Lake boat ramp? Answer: \$3800 When will vegetation be handled on Little Dam? Within next two weeks. They will take trees out all the way down the dam.