

## Minutes Board of Directors Lake Lorman Corporation

15 August, 2011

President Asper Antoon called the meeting to order at 6:05 pm, the Meeting having been properly noticed and set. All Directors were found present and voting, Antoon, Olivier, Cox, Lyons, Foote and Chaplain. There were also 25 Lot Owners in attendance. The President thanked Betty Marsh for her valuable service to our community by setting up signs around the Lakes advising the Lot Owners of this meeting.

The Board encourages all Lot Owners to keep up with our formal Minutes which are posted on the website of Lake Lorman, staying informed of pending actions and expressing your opinions to our Board at these meetings. Additional information is exchanged informally via e-mail and the lake's Facebook page for time sensitive announcements and neighborly dialogue. Between the Buoys newsletter prepared by a group of lot owner volunteers, without Board review, is also a great source of information about community issues.

**FINANCIAL** The first order of business was the Financial Report by Treasurer Lucky Chaplain. He handed out a full financial July Statement showing a beginning balance in Bank First of \$47,639.20 as of July 1. Following expenses and deposits, as of July 31 we have a balance on deposit of \$43,758.56. A copy of the financial statement is attached to and made a part of these Minutes.

**LAKE** Larry Foote reported that the new round shaped high visibility green buoys are being set out. These are being pulled out of position or moved by the wind due to their larger size and buoyancy so more anchor weight will have to be added to hold them in position.

The next was the current low water level and drought conditions and the full Board's decision to declare an emergency "no wake, dead slow" speed because of the danger of erosion to the earthen part of our dam by wakes or waves from all boats. The water level has lowered so that it is down to within 12 inches of the bottom of the concrete rip rap protection on our Big Lake dam exposing earth of the dam. Our Board had sought the opinion of an engineering expert who confirms the Board's decision of no wake and to raise the red warning flag on our flagpole at the Clubhouse. The red flag means "leave no wake" or "dead slow" speed is maximum on the Big Lake. The problem and danger is that the wake or waves from any boat will erode the exposed earthen portion of our dam, potentially causing expensive damage and repairs or even a breach or disastrous opening in our dam, spilling our lake water. The earthen part of the dam is now exposed in areas under and not protected by our concrete and rip rap. There followed a discussion of the following rule in our Lake Rules:17. With the water at "0" level or above, no boat may travel above the no wake speed. During this condition, a red flag will be flying at the clubhouse.

Exactly what is "0" level ? There was full discussion both from the Lot Owners and the Board.

The term "0" level means a lake surface water level which is level with or even with the top of the circular vertical drain pipe or overflow pipe set near the north end of the Big Lake dam which is our current overflow or spillway for high water. There was also a discussion of putting a permanent gauge or marker on a post or pier at the Clubhouse showing the actual height of the surface of the lake so a

boater could determine the issue of safe boating and low or high water.

**MOTION ON NO WAKE RULE** At this point Bill Cox made the Motion that the Board ratify the earlier emergency rule that due to the low water and the danger and risk to our dam, that a “no wake, dead slow” rule be made official and permanent in this public Board Meeting and that the Board revise and amend as it has the right to do, the above cited Lake Rule #17 prior to the September Meeting if possible so as to further clarify the “0” level term. This term is not only for boating but applies under our Covenants in regard to height of a boathouse which uses this “0” level term. Further the “no wake, dead slow” boating rule would apply if the level of the surface water of Lake Lorman comes down low enough to be within 12 inches of the bottom of the concrete protection on the dam, the “no wake, dead slow rule” would be automatically in effect and a red flag would be required to be raised on the flagpole at the Clubhouse as a warning to boaters. In addition there would be installed on a permanent post or marker at the Clubhouse, a permanent measure allowing anyone to look at the marker and determine the level of the surface water and to know from the marker whether the “no wake dead slow rule” was in effect or not. Following a second to Bill’s Motion by Lucky, a full discussion followed, both from the Board and the Lot Owners, whereupon the Motion was unanimously approved by the Board.

The issue of the height of the outflow or overflow pipe was the next matter discussed. There was a statement that the current metal overflow pipe referred to in the Motion was at an elevation of about 3 inches below the level of the former outflow or overflow of the Lake. It was suggested we could weld on a 3 inch extension on top of the pipe to raise the level of the lake 3 inches, giving us that much more holding capacity and protection against low water. It was stated that 3 piers on the Lake might be covered by water if we did this. The Board will consider this, seek engineering expertise and report in the future.

A Lot Owner raised the issue of larger boats riding low in the water and leaving a large wake washing out seawalls. A discussion about wave riders and some boats that are built to intentionally take on water to make them ride low and leave a larger than normal wake followed. No action was taken on this particular matter.

**COMMUNICATIONS** Judy expressed her appreciation for suggestions and input from our Lot Owners in response to her emails and reports. She said it was her pleasure to have this contact with Lot Owners. She thanked the Lot Owners for their interest, input and participation. Several in attendance expressed their thanks to Judy for her good work regarding our Communications.

**CONSTRUCTION** Mr. and Mrs. Clint Brankley, prospective lot owners, came before the Board to ask some initial questions about demolition of an existing house, its seawall, and its boathouse. Several issues were presented, and in the end the Board asked the Brankleys to submit in writing, all these questions which this Board will respond to in writing, at which time this Board and future Boards will be bound as will the Brankleys, subject only to the Covenants, the actual Plans, Specifications and the Construction Approval Request [see website for form] finally submitted officially by the Brankleys for these projects. Questions about the County Zoning Board and the Board of Supervisors in relation to their driveway were not answered by the Board, but these are issues that must be dealt with by the Brankleys. The Board advised the Brankleys that if and when they submitted their detailed questions in writing, the Board would promptly respond in writing at which time the responses will be binding provided that the Covenants are complied with and that ultimately the Plans, Specifications and Construction Approval Request submitted are identical to the questions submitted and answered in

writing by the Board.

**SPILLWAY BETWEEN BIG AND LITTLE LAKE** Larry reported that his committee was still studying this, attempting to resolve it. The cost may be between \$4,000 and \$5,000.

**BOAT RAMP ON BIG LAKE AT CLUBHOUSE** Larry explained that his committee and the Board were working on the complex issues related to repairs and renovation of the boat launching ramp which has been damaged and has a large under water hole which affects boat trailers, launching and retrieving boats. A discussion of costs followed; the cost to be between approximately \$8,500 and \$12,000 depending on details of the work to be done. Lucky presented a financial review of these projects and how they would impact our financial bottom line.

**LIGHT ON OR NEAR CLUBHOUSE AND PIER** Safety and security issues are involved and the Board is still studying this.

**FERTILIZING LITTLE LAKE AND RELATED ISSUES** A full discussion of the fertilizing of the Little Lake followed. Issues of cleanup around the Little Lake Launching Ramp being the responsibility of the Utility District were brought up also. Asper is to speak with Woody Holt on this and markers for concrete blocks for the fertilizer tank will be dealt with.

**ISSUE OF TRACK HOE IN BIG LAKE DIGGING AND SEAWALL** This is an issue in which the lot owner on Coker Road needs to contact the Board regarding a seawall location and boathouse. This matter is not ready for discussion at this time. Issues remain as to digging in the Lake or dredging in the Lake, which the Board will review and report on.

There being no further business, and no more discussion or question from the Lot Owners in attendance, the meeting was adjourned at 7:20 pm.

Bill Cox, Secretary

August 16, 2011