

Minutes Lake Lorman November 20, 2011

The meeting was duly noticed and called, and at 6:05 pm at the Clubhouse, President Antoon called the meeting to order. All Directors were present Antoon, Chaplain, Cox, Foote, Lyons, Olivier, along with 18 Lot Owners. The Minutes for October were unanimously approved and reading was waived.

Lake Committee. The first order of business was the report by Larry Foote about the drought and its effect on all of us due to Lake water levels. He reminded the membership that some months ago the Board began an investigation into the feasibility of Lake Lorman digging a water well. The DEQ must approve all such projects, and as yet no final decision by DEQ has been reported. Larry will contact them again to follow up. The Board is not proceeding with any well, we simply are gathering information for the Lot Owners to make an informed decision and vote on whether we want to engage in this project, what the cost is estimated to be for the well and for cost of electricity for running an electric pump to bring underground aquifer water up to the Lake. Estimates of cost of electricity to produce even 1/4 inch of water level are reported by some who have run a cost estimate to be quite substantial and remarkable, so this would be a serious, major economic decision should DEQ allow it in the first place.

Studies have been made by the Board as to capturing excess runoff water from Lake Cavalier, but the cost of that for rights of way, easements and permits plus an initial reluctance by Lake Cavalier have resulted thus far. Studies continue on this. An investigation and study of getting water from up stream from the north and northeast have produced no workable solutions to date. The Board is focused on this, as will be next year's board, and any input and ideas from our members would be most helpful. There were reports that in years past, the same low levels have been noted and always the rains of winter have refilled the Lakes.

The contract for the launching ramp at the Clubhouse was concluded and the dirt dug out by the contractor has now been moved, at an extra cost of \$800 which was negotiated down from an initial cost bid/estimate of \$2,000, \$1,200 then \$800.

Financial Treasurer, Lucky Chaplain reported on the costs of several long needed but now concluded projects this Board undertook, finished and put in place. Street resurfacing in an area that had needed such work for many years was finished. The culvert/drain between the Little and Big Lakes was finished, a project that prevented a major catastrophe for the lakes and the road itself. The contractor encountered large eroded voids under the road around the culvert which proved the urgent need for this work. The Lake Committee and the Roads Committee chaired by Larry Foote and Mike Olivier respectively, were thanked for their hard work. An old rusted drain pipe with a rusted valve on the western slope of the Big Lake dam also was addressed with expert engineering input, advice and oversight. This issue of this old pipe and a potential for leakage and erosion like the culvert above are still on the table for the Board to have fixed as soon as possible. All of this needed work cost a lot of money and brought our funds on hand to a low level. Should an unforeseen emergency such as a breach or leak in the dam occur, the Board would be forced to go to a bank to borrow money for immediate use. The Board suggests that we need a cushion or "rainy day fund" for emergency work on roads and the lakes and dams. Accordingly following a long discussion joined in by the 18 Lot Owners it was voted

to do two things: [1] To increase the Annual Assessment per lot in the 2012 Budget by 10% or \$30 per year, and [2] To institute for one year, 2012 only, a Special Assessment of \$100 per lot which is a one time only, non recurring fund to be held in Trust, separately and apart from the general fund, and for emergency use only for roads, streets, the lakes and dams. All Boards will report monthly on this account to the Lot Owners and in the event of need for use will report all facts to the Lot Owners.

During this discussion several Lot Owners indicated a desire that the Board needs to proceed to file suit against the delinquent lot owners whose properties have had Liens put of record recently this year for non payment.

The proposed Budget with an increase of the lot assessment of \$30 per year was unanimously approved. The Board also approved the one time special assessment of \$100 for the year 2012 only and specified this is an emergency fund for only lakes, dams, roads and streets, to be kept separate in a trust account. These financial matters will be sent out by email and by U.S. Mail as the Covenants and By Laws provide. The Board suggests that approval of both these issues are simply for protecting the investment we all have in our homes and property at Lake Lorman, and for the future of the Lake. Both are fair and necessary matters for emergencies, contingencies, and for current, day to day necessary funds to protect our lakes and roads and our investment in our homes.

Roads: Mike Olivier reported that all work was current and there was no further report.

Communications: Judy Lyons reported that 100 Facebook members have "Liked" Lake Lorman on Facebook so will receive alerts of Lake Lorman Facebook postings, in addition to the e-mail news that Judy sends out to individual e-mail addresses. The Facebook page is open for others to post in, so this is a great place for lot owners to directly announce neighborhood activities such as yard sales or celebrations, post photos of the lake, etc. The individual e-mails, the Facebook page and the newsletter Between the Buoys give lot owners a variety of ways to share information and learn what is going on the neighborhood.

Nominations for Utility Board: It was announced that on our ballot in December there will also be a vote for one member from Lake Lorman along with our Directors and our Budget and finances.

Discussion of Stop Signs: There was a general discussion but no vote on the issue of the Stop Signs on Coker Road, the bike races, the speeding cars and general safety matters.

Storage Building: An approval was given for a storage building and the plans approved.

There being no further business and no other issues asked to be considered, we adjourned at 8:16 pm.

Bill Cox, Secretary
November 31, 2011