

Minutes – Board Meeting June 21, 2010

Motion to waive reading of minutes from last meeting (passed unanimously)

Committee Reports

Social (Amy Heidelberg)

Amy Heidelberg reported that the community party is set for Saturday, July 3, 2010 from 11:30 a.m. to 1:00 p.m. at the clubhouse. Amy will supply food (hot dogs, chips, watermelon). The usual boat parade and contest for best decorative boat will take place.

Communications and Finance (Kevin Long)

Five members have not paid dues, and payment and contact of these members was discussed and assigned to Board members.

Discussion was had as to how to provide minutes to lake residents in that less than half have email addresses. The idea of mailing the minutes to those who do not have email was discussed. The Board voted to implement that process as a way to keep all members informed of the Board activities, even if they do not have email.

Kevin reported that we have \$70,000 in the bank. He reported that \$10,000 was still left in the road repair budget and that \$24,000 is still left in the lake maintenance budget.

Kevin reported that the insurance premium will be due in September, and the Board decided to shop the insurance policy for the lake/ clubhouse to compare rates in an attempt to save money.

Roads (Woody Nance)

Woody announced that due to a leak the Lake's water bill was excessive but that the Water Board had agreed to refund \$350 to cover the overage.

Discussion was then had as to the pipe between the big lake and the little lake and the erosion/ leaking issues. The source of the problem is not entirely known, and the cost to determine the source (possibly a camera placed into the pipe) could be expensive. Bulkheads are needed on both ends of the pipe. This is a custom maintenance job that will be both expensive and require inconvenience because the road will be blocked or partially blocked during the work. Further investigation was decided upon with the address to be addressed again in the future.

Woody said that we will spend \$10,000 on road maintenance in the next 45 days, paving heavily worn stretches, primarily in Gates 1 and 7, including the bad areas on Lorman Lane.

Covenants (Asper Antoon)

The Board unanimously approved the house plans for Judy Lyons (Gate 3).

Asper provided to the Board a list of lots that do not have lake rights.

Lake Maintenance (Craig Lang)

Craig announced that the money still remains allotted for repair of the boat ramp on the little lake, which is in severe need of repair. It was not feasible to repair last year, even though the money was allotted and the vote approving it was taken, but as the water is low, the ramp will be repaired soon.

The big lake ramp is also in severe need of repair. The primary problem is that a large bump or bulge continues to build where the boats are loaded, primarily because of the wave action to which the ramp is subjected in its present location. The present location is also problematic for loading and unloading at times when parties are conducted at the clubhouse. This is all because of the manner in which the parking is configured. As the cost to repair the ramp is the same or similar to the cost to build a new ramp, and because the current location is problematic, Craig has looked into the possibility of re-locating the ramp on the other side of the clubhouse. This would also make it more feasible to gate of fence the area more easily should that be decided down the road. A motion was made to obtain a firm price for a new ramp at the new location. The motion passed unanimously. Craig also offered to discuss with the neighbors who may be affected, including discussion of landscaping that may enhance the area to the neighbors and the clubhouse, although Craig had already discussed the new location with most or all of the neighbors who expressed no initial complaint about the idea and seemed to favor it.

Extensive discussion was then had about employing a person or entity part time to interact with the Board and manage the recurring business of the lake, including lake maintenance, enforcement of rules, interfacing with DEQ, boat sticker distribution, gate key distribution, and the like. The tasks are not only demanding, but also the continuity that is often desired in these tasks seems to be missing as new boards are elected so frequently. Also, passing out gate keys and boat stickers has become a year round job because so few people obtain the items at the appointed times and instead simply call Board members later at their convenience. The Board asked Craig to perform some additional investigation as to a part time lake manager and report back.

Craig also reported that Scott the "critter guy" was doing a good job. The Board voted unanimously to keep him employed at a cost of \$150 per month for the rest of the year.