

LAKE LORMAN DIRECTORS MINUTES JUNE 2011
June 21, 2011

The meeting was called to order by President Antoon. All directors were present and voting except Bill Cox who is recuperating from hip replacement surgery. Sixteen Lot Owners were present. The meeting had been properly noticed and publicized, and that the Minutes for May had been posted on the Lake Lorman website. Lucky Chaplain moved that the Board dispensed with the reading of those minutes, as they had been previously reviewed by all Board members and available to Lot owners online. Larry Foote seconded and the minutes were unanimously approved.

Communications Judy Lyons reported that the next newsletter is in progress. She plans to e-mail a query to Lot Owners for feedback on the Board's performance, as this is the midyear point for the current Board. Lot Owners present expressed satisfaction with the Board's performance to date.

Treasurer Lucky Chaplain reported on collections letters that were sent to 10 Lot Owners; 2 have since paid their outstanding Annual Maintenance Charges.

President Asper Antoon is working on clarifying fees for lots 241-244, which includes a lot shared by two parties.

Streets Mike Olivier reported a Lot Owner had arranged for work to be done on Westline Drive without consulting the Board. The lot owner then requested reimbursement from the Board. The Board and Lot Owners discussed this. It was decided that retroactive reimbursement was not appropriate. Lot Owners were instructed they should not make changes to the shared areas of the community (roads, clubhouse, dams, etc.) without preauthorization by the Board. The Lot Owner who requested reimbursement graciously accepted that this request was denied.

Lake The reports received from Southern Pond Management were discussed. Electronic copies were offered to interested Lot Owners. Larry Foote will follow-up with the fishing association on the report recommendations as well as on having a fertilizer tank moved at the Little Lake and checking the valve on that tank. New buoys have been ordered (\$642 plus tax for 15 buoys).

President Antoon suggested installing a gauge at the clubhouse to show the deviation for zero water level (the overflow level); this was unanimously approved.

Larry Foote is getting estimates for repair of the boat ramp. A lot owner offered heavy equipment to clear out rip rap that has been put into a hole at the boat ramp but that is interfering with boat loading now that the water is low.

Don Seagrove was invited to address rumors that the water tower well is siphoning water from the lake. He reports that the well is 575 to 600 feet deep in the clay and thus would not draw from the lake. The lake has been losing 1 to 2 inches daily due to evaporation in the recent dry and hot weather. The developer who built the lake, MA Lewis, had reportedly told Mr. Seagrove that the lake was originally filled via a pipe from Lake Cavalier near Gate 5; long-time Lot Owners confirmed this. Mr. Seagrove reported that Lake Cavalier had used a well to try to fill

their lake a few years ago, and discontinued the effort due to an electric bill of \$2600 to \$3000 for a 2-week period of pumping. He estimated that a well that would pump 250 gallons/minute would cost about \$30,000 to construct and would require various licenses and approvals. He reports that the electric bill for the Water District well runs \$1200 to \$1400 per month. Lot Owner Steve Smith offered his legal expertise in land use to explore options for accessing flow from other watershed areas. Springs behind the dam and near Westline Drive offer only minimal flow (seepage). The area behind the dam will be revisited to ensure that the swamp that is approximately 400 yards behind the dam is not showing any seepage from the lake. Directors Larry Foote and Lucky Chaplain will work with a task group of interested Lot Owners to explore options. Don Seagrove agreed to provide consultation to the group as appropriate.

Board members reported having acted on a complaint that a boathouse under construction exceeded the height limits. The Lot Owner has stopped construction and has agreed to bring the boathouse into compliance. Procedures for permission to build boathouses and seawalls was discussed. All dimensions should be included when plans are submitted. The form Lot Owners submit indicates they will comply with applicable sections of the Covenants.

Other Business The Board and Lot Owners confirmed that candidates for public office are subject to the usual rules for club house rental: a Lot Owner must host the event, reserving the club house and ensuring payment of the usual rental fees and security deposit.

The Board has been asked to have bird nests removed from the clubhouse porch. Lot Owners present asked for a delay, since there are baby birds in the nests. Judy Lyons will contact Critter Catcher Scott Wells (601-826-7263) who is under contract by Lake Lorman. She will wait a week to call Scott and will ask him to not remove the nests until the baby birds have matured.

There being no further business, on Motion made and seconded, it was voted to adjourn the meeting.

Judy Lyons, standing in for Bill Cox, Secretary
June 21, 2011