

## **Board of Directors**

**August 15, 2024, 7:00 p.m.**

**Present:** Todd Harris, Charlie Laughlin, Jason Carroll, Matthew Claymon, Cindy Bartlett, Carrie Pumphrey, John Ludwig, Bill DeVries, Mike Miller and Melinda Kotterman

**Guests:** Matt Bartlett, Eric Odmark, Susan Ross, Jim Riffle, Arlene Truex, Kevin Preuss, Clay Adams, Diana Mutz, Robin Pemantle

### **President - Matthew Claymon**

Matthew called the meeting to order. A correction to the previous minutes to be that all staff will notify entire board of vacation days. A motion was made to approve the amended removeminutes from July 18, 2024, was seconded and approved.

Matthew and Todd are working on arranging the annual meeting at the Pump House, they will share details as they progress. Lake health survey is in the works, please share input offline.

Matthew presented, for the sake of awareness, potential liability for the hunting insurance policy that is currently at one million dollars of coverage. Hunting and fireworks are excluded from the general insurance policy for the lake owners and require a special event policy. Bill mentioned requiring a qualifications certificate for the hunters using the Grandview Woods.

**Action item:** Clarification of board members, board chairs, lake manager, administration, lot owner's roles and responsibilities. Input requested to be off-line.

### **Architecture - Cindy Bartlett:**

Two projects approved in August, Lot 16A and Lot 125. The board voted unanimously to approve a deck variance for Lot 286. Another request for a boat lift variance has been put on hold by the lot owner.

### **Treasurer - John Ludwig**

Income is positive by approximately \$30,000 and expenses are approximately under budget by \$10,000 YTD. 2025 budget changes since July meeting - lot dues will increase by \$45.00 and sewer fees by \$5.00, MRR to remain at \$1500.00. Two items were recommended by Matthew: 1. a budget for the woods maintenance and 2. landscape improvement budget for the entry ways to the lake. **Action item:** Change deadline for budget approval to be after September 19th meeting.

### **Lake Manager - Todd Harris**

Hours of gas pump operation to be 6:00 a.m. to 10 p.m. Gas pump to remain operational year round. Dredging application form modification approved unanimously by the board. Todd will be in charge of communication with the dredging companies regarding hours of operation and storage of equipment. Beth Ann and Todd are working on an election process for the yearly meeting that will track status of response rate, guard confidentiality and offer a paper voting option along with electronic. County roads, project to start this fall, Todd will notify lot owners of progress via the newsletter.

### **Spillway project - Bill DeVries**

Contracts are signed, waiting on one more signed permit to come back. Bank loan is in place. Construction projected to start late September and be completed in December. Bill will update the lot owner's via the newsletter. There should not be an interruption to the lake use and the construction will be from the shore. Potentially hiking along the dam may be impacted. A question regarding the ski course interruption was asked and Bill advised and it will not be impacted.

### **Social - Carrie Pumphrey**

The next full moon party is August 19th. The appetizer mixers have been re-scheduled for August 23rd. End of Summer party is September 1st at the dam from 4 p.m. to 8 p.m. There will be a DJ, water slide, food truck (no host) and potentially a beer truck. The Grandview golf outing is at Harrison Lake and membership is not required to attend.

### **New Business**

Matthew recognized the tragic loss of Rick Chaille and remembered him as someone always willing to help others, with a passion for skiing who would encourage and help others to learn to ski.

Thank you letters were received from the two local fire stations for donations from Grandview

The meeting was adjourned to an executive committee to review safety violations.

Submitted by:

Melinda Kotterman