

## **Board of Directors**

**October 17, 2024, 7:00 p.m.**

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

**Guests:** Jim Riffle, Jennifer Ehara, Kevin Preuss & Lisa Duret, and Mark & Pam Thacker

**Absent:** Carrie Pumphrey, Charlie Laughlin

### **President - Matthew Claymon**

Matthew called the meeting to order. A motion was made to approve the September minutes. The motion was seconded and approved.

### **Rule Change Process**

Matthew made the suggested changes from last month's board meeting. Next steps will include Matthew and Todd talking with non-board lot owners for feedback before the process is shared with the entire lake community. **Action Item:** Matthew and Todd will work on getting feedback from non-board members on the rule change process.

### **Board Meeting dates**

A suggestion was made to move the regular November board meeting scheduled for November 21<sup>st</sup> to November 10<sup>th</sup> immediately following the annual meeting. The November board meeting will be approximately 3:30 p.m. on November 10<sup>th</sup>.

The December board meeting is scheduled for December 12<sup>th</sup>—moved up from the third Thursday to the second Thursday in December. This meeting will be held virtually via Zoom.

### **Treasurer - John Ludwig**

John reviewed the September financials. Income is above budget as well as expenses. The first spillway payment is anticipated to be around November 1<sup>st</sup> with the final payments in 2025.

The 2023 excess of \$93,000 from the operating budget will be transferred to the MR&R account before year end.

A clarification on GLOA fund transfers was discussed. Transfer checks will be signed by either Matthew or Melinda until further notice. **Action item:** John will contact Tom Schroeder regarding Financial Policy 003 Financial Controls and the Financial Policy 001 Commitment/Expenditure Authority Limits for clarification.

### **Architecture – Cindy Bartlett**

Three projects have been approved. One reapplication from 2018, one fill in existing dock space, and one dredging application. The committee will be meeting in the near future. One topic will be how to handle silt fencing when a lot is building and dredging simultaneously.

## Lake Manager - Todd Harris

### Deer Hunt

The annual deer hunt began on October 1<sup>st</sup> and is going well. Jennifer Ehara reported from Arlene Truex that two does have been taken. The liability coverage was increased for the hunt this year. Todd will continue to look at the things we are doing for the hunt and any changes in paperwork, signage or hunters allowed to hunt before the 2025 deer hunt.

### Land Use

Jennifer Ehara, Lot 52, will be taking on a leadership role for the Land Use Committee. She and Todd met and discussed several topics including the Equip Grant for Tract 3 application and trail maintenance.

Todd is looking into the cost of having the remains of the Autumn Olive chipped along with some debris in the ditches.

We have an additional member to the lumberjack crew that helps with clearing the trails. Todd will be looking into the cost of hiring out trail maintenance.

Land Use and the Garden Club have both shown an interest in improving the entrances to the lake.

### Trib Work

Todd will follow up with Adam Engela on the work scheduled for Trip 5. Work also need to be scheduled for Trib 4. Todd will ask Adam to look at Trib 4 for recommendations dredging where the tributary enters the lake and expanding the size of the settlement pond area.

There is a gabion basket at Trib 1 that needs replaced. This will be scheduled for 2025.

### Unkept Lots

There are a couple of lots that have overgrowth or unkept structures. Covenant 8 states in part that each lot owner shall be responsible for maintaining his property in a well-kept manner.

There was discussion if this is a board concern or a county concern. **Action Item:** Todd will check with the county on any rules concerning vacant lots or unkept structures.

### Ballots/Voting

Fifty-four ballots have been received to date. There was discussion on who had access to see the ballots. At this time, Todd is the only person that has access. After discussion the board will ask Greg Chandler, the GLOA attorney, to review the ballot results. Action Item: Todd will contact Greg regarding him reviewing the ballot results after the final count.

### GLOA Survey

The last notice for the GLOA survey will be in the November 1<sup>st</sup> newsletter. The survey will officially close on November 3<sup>rd</sup>. The results will be shared at the annual meeting. Details of the survey results will be shared with the board.

**Spillway project - Bill DeVries**

Bill has been in touch with both RL Vuckson and Commonwealth for updates on the spillway project. A bond was needed and has been taken care of. The materials have been ordered and most have been received. Todd is working with RL Vuckson on access and Rick Miller will also be involved with locating both the water and sewer lines. Construction looks to begin in the next couple of weeks.

The meeting was adjourned.

Submitted by:

Beth Ann Dismore