

Board of Directors

December 11, 2025, 7:00 p.m.

Present: Melinda Kotterman, Matthew Claymon, Mike Miller, John Ludwig, Mark Thacker, Charlie Laughlin, Carrie Pumphrey and Bill DeVries.

Absent: Cindy Bartlett

Guests: Jennifer Ehara, Clark Millman

President—Matthew Claymon

- Matthew called the meeting to order. A motion was made to approve the November board meeting minutes. The motion was seconded and approved.
- The January board meeting will be on Thursday, January 22. The calendar for 2026 board meetings will be approved at the January meeting.
- Mark Thacker reviewed the following proposed committee assignments and 2026 officers.

Officers:

President--Mark Thacker
Vice President--Matthew Claymon
Secretary--Melinda Kotterman
Treasurer--John Ludwig

Committees:

Education/Communication--Matthew Claymon
Lake Use (Safety & Water Quality)--Dave Ross
Lake Safety--Todd Harris
Land Use--Jennifer Ehara
Social--Dale Gayman
Sewer/Social Media--Charlie Laughlin
Architecture--Mike Miller, Melinda Kotterman, Todd Harris

The officers and committee assignments will be voted on at the January meeting.

- Matthew thanked Carrie, Bill and Cindy for their significant contributions to the board during their time on the GLOA board. Carrie served three years, Bill six years and Cindy six years.

Treasurer—John Ludwig

- John is projecting we will end the year approximately \$10,000 under budget. John reviewed the November financials with no questions from the board.
- John reported the additional payment was made this month on the spillway loan that was voted on in the October meeting.
- Outsourcing with Blue & Co. is in process. Lot owners will now have three forms of payment of GLOA invoices--Credit Card payment, ACH payment or mailing to a P.O. Box. Several monthly

invoices have been set up on autopay, Bill.com has been set up along with a Box.com account for Beth Ann's documents. John is in the process of setting up direct deposit for payroll. All of these things have been done in an effort to streamline the accounting operations. Blue & Co. has a full-time person that we will be working with beginning in January.

- The three invoices for GLOA are Dues in January, Sewer in March and MR&R in May. Lot owners can pay when due or also have the option of paying all invoices at one time. This information will be included in the GLOA newsletter.

Lake Manager—Todd Harris

- Todd reported the pump at the base of the spillway was recently replaced.
- A motion was made to give Todd the authorization to execute the purchase of 23,000 gallons of gas from Premier for 2026 at the price of \$3.66 per gallon. The motion was seconded and approved. It was noted that the average amount of gasoline used per year is 25,000-30,000 gallons.

Architecture—Todd Harris in Cindy Bartlett's absence

- There have been five applications in December. Four have been approved and one is in process. All applications were deck related.
- There was a question about properties that have not been cleaned up since the tornado. There is a covenant regarding maintaining property. Todd will make a list of any properties that he knows of that are in disrepair. If any board members are aware of properties that need to be on the list, they should let Todd know.

Spillway Update—Bill DeVries

- There are two follow up items on the spillway project:
 - 1) There will be another crawl through the tubes to make sure the areas of minor seepage have healed on their own.
 - 2) A final walk through will be done in June 2026.
- Bill will continue to review any invoices pertaining to the spillway. Commonwealth also owes GLOA drawings of the project. The drawings will also be provided to the DNR. An electronic copy will be requested in addition to the physical drawings.
- Bill is willing to participate on other technical advisory items in the future.

The meeting was adjourned.

Submitted by:

Beth Ann Dismore