

**LLE#3**  
**Quarterly Meeting**  
**January 16, 2021**  
**Minutes**

President Tena Oates called the meeting to order at 10:00am. Social distancing was observed and members present wore masks.

- Quorum was achieved with four board members and at least 15 members present.
- Minutes from the November 2020 quarterly meeting were presented for approval. Don Thomas moved to accept the minutes and Robyne Gold seconded. The motion passed and the minutes were approved.
- Tena Oates announced that the updated neighborhood directory has been distributed to members. Please verify that your information is correct. Per our by-laws, current and accessible contact information is required of each member.
- Tena Oates announced that Randy Von Arb has resigned as vice president. Per our by-laws, the board needs to either find a replacement or divide the work among existing board members until a replacement can be found. The board has agreed to divide the work and table the replacement search for the time being.

### **STANDING REPORTS**

**Finance** – Treasurer Diana Wilson gave the Treasurer’s 2020 year-end report. The report is included at the end of these minutes.

- Tena Oates said the board is currently looking at how to allocate funds for pending 2021 community projects. This will be addressed in New Business.

**Membership and ARC Review** – 1<sup>st</sup> VP Pappy Paprocki reported:

- All dues/fees for April 2020-March 2021 year have been collected. The 2021 letters for dues/fees will be mailed out by the end of February.
- 2020 membership ended at 101 membership families and 250.5 lots.
- The Orange family is among our new member families. They purchased the home from Randy Von Arb at 240 W. Lake Shore Drive.
- A pending change to our membership numbers will result when Pam Branham completes the sale of her home on Leisure Lane to Tori and Josh Crocker.
- Reminder to ALL members – ALL EXTERIOR modifications to existing homes need to be submitted to the ARC for approval. Please do not assume “just in kind” revisions are not governed by the Deed Restrictions.

**Old Business** – Tena Oates reported:

- The Nominating Committee for 2021 elections is Carol Barr, Robyne Gold, John Sentz and Sissy Smith. John Sentz reported for the committee regarding our upcoming elections. Tena Oates and Diana Wilson have indicated they are willing to continue in their positions as President and Treasurer, respectively. There was one other nomination for President, but the nominee declined. Tena Oates asked for nominees from the members present. There were none. Ballots for the April Election will be emailed or mailed within the next two weeks. A majority of returned ballots decides the results of the election for two Board Members.
- Tena Oates said she has made several attempts to meet with our new commissioner Dr. Guylene Robertson. The new commissioner is currently in training and we will have to wait for the office to reach out to us.
- Tena Oates asked Steve Harper to submit a plan to the ARC for his house project on Leisure Lane. Tom Paprocki will send the approval package to Steve for completion.
- Tena Oates mentioned that two volunteer positions were still vacant. Carol Barr volunteered to do the audit for 2020. The Social Committee still needs a coordinator, but it was noted that events have been taking place without one, so currently we had not needed the position filled.

## New Business

- A small group of members are considering clearing and beautifying the jetty in order to make it accessible to the community for added enjoyment at the Point. John Sentz researched and reported on various aspects of the project:
  1. We own the jetty and pay taxes on it. It is 787 feet long.
  2. Current condition is that it is full of debris, weeds and trash.
  3. The plan is to beautify: remove trash, washed up timber/storm debris and weed whack. Improvements would be to add warning lights on both sides, add concrete benches and put down gravel or some other material to create a walking path. Golf carts will be prevented from accessing the path by way of barriers at the entrance.
  4. The project will move forward and decisions will be made in phases. Phase I is to clean/clear. This will involve volunteer labor from our community. John Sentz will report on his findings after Phase I. Phase II will be dependent on Phase I findings. Phase II will involve spending money on the improvements that are agreed upon by our membership.
  5. The TRA only requests that any changes/improvements will ensure that the jetty remains above the water line.
  6. Tena Oates noted that we do not have liability insurance on the jetty. If the improvements take place, adding insurance will need to be re-visited. She will investigate pricing.
  7. Carole Barr and Danae Glidden expressed concern about disrupting the wildlife on the jetty. John Sentz assured them that protecting natural habitat will be a priority, and noted that the removal of garbage and debris will enhance the area and draw more wildlife.
  8. Robyne Gold said she thought it was a great idea and appreciated the efforts. John Sentz asked members to please submit ideas or to voice other concerns to him or to the board.
  9. Laura Tate Morgan indicated that they have a family member in the forest service that can assist us with ideas about how to not disrupt wildlife in our efforts.
  
- Tena Oates began discussion on other 2021 projects:
  1. Drainage and our outer roads are among our top priorities, and are interdependent because of how one affects the other (a timing issue). Tena Oates said that we are in a holding pattern regarding when and how to tackle these projects, as we are uncertain how the new commissioner will allocate funds and prioritize projects. Tena thought the earliest start date for either project might be around April. She said she will exhaust every avenue to get our projects to the forefront and within budget.

*Post Meeting Note – first meeting with new County Commissioner is Friday Jan 29<sup>th</sup>.*

2. Drainage is one of the issues that we can improve by simple measures done by each property owner. Emphasis was given on cleaning, raking and making sure your ditches and culverts are clear. Also, members are asked to talk to your lawn service providers about not putting cuttings or other yard debris into the ditches. **JUST ONE CLOGGED AND UNCLEANED CULVERT/DITCH CAN AFFECT YOUR NEIGHBORS ADVERSELY.** Please be mindful.
  - a. The properties owned by Pepe Sansor and Guy Goff were highlighted as important points that adversely affect drainage and need improvement. The underground culverts on Janice McCollom's property were also addressed, and members discussed ways to have them "blown out". The volunteer fire departments were mentioned as a possible tool for this situation. Tena Oates will contact these members and one of the fire departments in our vicinity to discuss how best to proceed with these situations and resolve them without County involvement.
  
3. The A/C in the pavilion is a 1987 unit. The cooling function of the unit survived our fire; the heat strips were burned. Tena Oates received an estimate to replace with a 2-ton unit

when the current unit fails: \$5000 with a 10-year warranty. Our duct work, which was done by member volunteers, needs no replacing.

4. Boat ramp concrete damage and bulkhead repair: Tena Oates spoke with Nelson's Concrete regarding how to address the boat ramp issue and was advised to do an entire repair of the boat ramp instead of patching. It was universally decided that a sub-committee was needed to stay involved on a daily and weekly basis.
  - a. Many members were enthusiastic about the boat ramp repair, as the proper and safe functionality of the boat ramp affects a large amount of people in our membership. This project is also one over which we have more "timing control" (vs. drainage and road repair). A committee was formed (Sam and Pappy Paprocki, Rhonda Echols, Robyne Gold, Tony Tate, and Laura Tate Morgan) to assess whether or not a long-term fix could be completed by summer; if not, a short-term patch will be implemented in order to ensure the safety of those using the boat ramp for the summer of 2021.
  - b. Pappy Paprocki mentioned that Putnam's boat ramp sustained similar damage during their boat dock reconstruction. He is familiar with the situation and knows the leadership of Putnam's, so will reach out to them about their findings regarding a repair.
  - c. Status reports and intermittent meetings will be needed from the sub-committee so members can stay up-to-date on the needed action.
5. With the 2021 projects having been outlined, Tena Oates asked the members present to weigh in on how to prioritize these projects and also discussed possible ways to pay for them:
  - a. Our fees/dues cover our operating expenses exactly.
  - b. We typically raise about \$7000/year in fundraisers.
  - c. We currently have +/- \$34,000 that we can use for repairs. Board members want to maintain a budget threshold of about \$20,000 at all times, as good practice for unexpected situations that may require funds.
  - d. A special assessment may be asked of members.
  - e. Priorities agreed upon by members (in order):
    - Roads/Drainage (dependent on new commissioner)
    - Boat Ramp (committee to assess long-term v. short-term fix)
    - Rock Jetty project (Phase I does not affect our budget)
    - A/C unit (repair when it fails)
  - f. Don Thomas moved to allocate \$5000 of our budget to address the short-term neighborhood drainage issues that we are able to improve without the county's involvement (hiring of lawn service/fire department, etc.). Teri Sentz seconded and the motion passed. Tena Oates will report regularly on the progress and expenditures.

- Don Thomas mentioned the passing of Mr. O'Bannion. It was noted that we have several neighbors that are battling illnesses as well. Our prayers are with those, for healing and recovery.

There being no other business, Robyne Gold moved to adjourn the meeting and Don Thomas seconded. The motion passed and the meeting was adjourned. Our next quarterly meeting will be April 17, 2021 at 10:00 am.

Respectfully submitted,

Teri Sentz  
Secretary

**First State Bank Checking Account:**

## Operating Deposits:

Mem Dues & Maint Fees	10,393.20
Pav Donations, Trf Fees, Other	<u>775.00</u>
Total Oper Deposits	<u>11,168.20</u>

## Operating Disbursements:

LLWS&SSC - Water	(603.00)
SHECO – Electricity	(2,656.64)
Lawn, Trees, Ditches Maintenance	(4,009.00)
TRA - Annual Shoreline/Septic Fees	(180.10)
Tapco Underwriters - Com Liability Ins	(1,142.40)
Property Taxes	(636.95)
Cleaning for Pavilion	(80.00)
Postage, box rental, copies, fees	(527.56)
Transfer to Petty Cash	<u>(10.00)</u>
Total Oper Disbursements	<u>(9,845.65)</u>

**Excess Oper Deposits (Disbursements)**1,322.55

## Fundraising and Capital Spending:

Memorial Day Fundraiser	1,350.00
July 4th Fundraiser	5,491.00
Pavilion Phase II Repair/Remodel	<u>(5,866.45)</u>

**Excess Fundraising (Capital Spending)**974.55

## Beginning Balance

32,033.48**Ending Balance Checking Account**\$ 34,330.58**First State Bank CDs**\$ 23,027.53*Interest received*\$ 223.00**Petty Cash**\$ 70.00**Total Cash**\$ 57,428.11