

January 7, 2020

Present: Brandon Nunley, Gail Sickling, Estee Lassiter, Steve Stoichev, Jen Hanlan, Leanne Allen. Ruth Zimmerman. Absent: Josh Keller

Meeting was called to order by Brandon at 7:01 pm.

Being the first meeting of a new board, there were no minutes from the November meeting to be approved.

**Committee Reports:**

**Grounds and Maintenance:**

Leanne reported that the pine straw company will quote on Friday for common area. It was agreed to install pine straw in more areas than in previous years.

The tile contractor will start the renovation of the bathrooms at the end of January. Leanne will order tile. She is considering a “wood look” ceramic tile for the floor and a floating vanity so as not be flush with a wet floor.

It was agreed to delay the power washing of the tennis courts until late February.

Drains will be installed at the tennis court, swing set, and inside pool area to remedy the pooled water which collects in those areas.

Leanne received a quote to paint brick entrance walls and brick posts: \$2150. An additional quote to paint the pool wall/columns: \$1800 Both quotes are from Drinnon Painting.

**Treasurer:**

Ruth distributed summaries of the financial position. This document is attached to the hard copy of the minutes.

As of 12/31/2019 Account balances reflected:

\$27,287.51 Operating Account

\$14,232.06 Reserve Account

\$9,394.97 Community Development Account

\$50,914.54 Total Cash

As of January 6, 2020, account balances reflect:

\$58,155.86 Operating Account

\$39,566.11 Reserve Account

\$11,894.97 Community Development Account

\$58,322.56 has been collected from 2020 HOA dues payments. There are a few residents who have negotiated a payment plan. Ruth expressed concern over the large amount of PayPal fees (more than \$400). It was agreed to revisit this concern for future collection of payments from residents.

Ruth mentioned some improvements ideas to be paid from the Community Development fund

such as new countertops in the clubhouse and a new refrigerator.

**Social -**

Steve confirmed that Missy is still overseeing the clubhouse rentals but will ask with assistance from the Board...the rental fee for the clubhouse increased from \$50-\$75;

Steve hopes to assign 2 or 3 people to oversee each of the parties.

There are plans to continue "Happy Hours". A new idea for an event is a "Sip and Paint" evening.

**Nominating:**

Estee mentioned that she will not attend all the meetings unless she is needed for Architectural issues or Social, on which both committees she serves. She also requested that each officer make a list of tasks required for their position to make it easier for future nominating needs.

**Architectural:**

There was discussion over an issue with a homeowner's architectural request and two sheds which can be seen from the street. Jen will follow-up on the original architectural approval paperwork and speak directly with the homeowner.

Architectural approval requires signatures of Jen, in addition to one signature of either Eva or Estee, committee members.

**Other:**

The Board members exchanged emails/phone/numbers. Gail will follow-up with an updated list and will get with previous Board members to update the website.

Follow-up on updating capital reserve study, as mentioned in the annual meeting. The original company will be contacted to begin this update.

Questions were raised about separating a reserve fund specifically for the future dredging of the lake.

There was much discussion regarding raising the annual dues over the next few years. If raised to the level of \$1,000, the possibility of billing the dues in two installments was considered. It was agreed that raising the dues was preferable to imposing any future assessments to cover the lake dredging.

There was a reference to the existence of beavers in the lake. Gail reiterated her story of previous attempts to trap and remove the beavers. The Department of Natural Resources, at that time, said that it is not possible to relocate beavers, and as soon as one family is removed, it is expected that a new family will move in. It is believed that they build their dam under the docks on the opposite side of the lake.

Next meeting will be February 11, 2020 at 7:00 pm.

Meeting was adjourned by Brandon at 8:38 pm.

Respectfully submitted,  
Gail Sickling, Secretary