

2022-09-03

Call to Order (Scott): 10:13am (allowing time to do headcount)
(Scott running meeting)

- A. Previous meeting minutes were sent out through email.
- B. Board Introductions:
 - a. Barry Skoras, President
 - b. Tim, Maintenance
 - c. Scott Taylor, VP
 - d. Jamie Drucker, Secretary
- C. New Members: none at the meeting
- D. Motion to accept old minutes: Grant motion to accept, Jamie seconded
All in favor.
- E. Presidents Report
 - a. Road maintenance – see Barry or Rich
 - b. New houses for sale.
- F. VP Report – nothing new to report, well house is doing great
- G. Treasurer's Report
 - a. Barbara Ballmer's two cabins on 507 (by sign)
 - i. Properties under contract
 - b. Bea Weisman (near Well House)
 - i. Owned by mortgage servicer (Salt Lake City, Utah)
 - 1. Paid this year's dues
 - 2. Did not pay back dues
 - 3. Water leak at the house (\$1565 to fix)
 - c. Budget
 - i. Water Company
 - 1. Agreed at last meeting to add \$2500/yr to build up the savings account.
 - 2. Question: If everything is going up, why are the projected amounts going down?
 - 3. Question: Contingency for replacement?
 - a. Water pipes
 - b. Pumps
 - c. Tanks
 - d. New Wells
 - 4. Discussion about what the amount should be for the contingency fund for emergencies.
 - 5. We voted at a previous meeting to deposit \$2500 into the water savings account every year.
 - ii. Association Budget
 - 1. Action Item – can we identify a goal to reach so that the savings account can be reached to a pre-determined amount?
 - a. Gwen – so the \$16000 goes into the savings account
 - 2. Website (GoDaddy) – basic (\$2000), new business
 - 3. Don: For every \$500, your dues goes up \$8.00
 - 4. Jamie: Can you take the overage from the projected year and put that into the savings account?

- a. Dues will stay more consistent
 - b. \$2,500 passed last board meeting is for water budget only.
 - c. Discussion ensues about meeting the goal.
 - 5. Dues should be \$650 (consistently) and excess gets put into savings account.
 - a. Kevin makes the motion.
 - b. Pat seconds.
 - c. All in favor.
 - 6. Motion to accept budget: Derek
 Seconded: Kevin
 All in Favor
 - H. Secretary's Report
 - a. Please make sure you contact Jamie if email or address changes.
 - I. Standing Committee Reports
 - a. Picnic – everyone had fun. Good turnout.
 - i. \$2000 buy new picnic tables (heavy plastic and durable)
 - 1. Can be stored in well house for the winter.
 - b. Road Maintenance
 - i. Keith Johnson from Sunset Shore Dr – why are the speed bumps so high? They're too high, different shapes,
 - 1. Rich: some are put in for water control.
 - 2. Derek: which speed bump are you talking about?
 - a. Keith Johnson felt speed bumps restricting access to the community. What are the requirements for the speed bumps? Who is in charge of the bumps?
 - i. Rich: they are for water control
 - ii. Houses on non-lake side: dust control
 - b. Lots of discussion – many discussions on different access points into the community.
 - 3. Scott: We will look at the height and determine if we're out of code.
 - 4. Don: We will take this into consideration and see if there's something that can be done.
 - c. Road Issues – lower road flooded out – modifications were made to bring the surface up. The road had a pocket – that was filled in. There's now a pipe that goes along the road, under the road and down to the lake.
 - i. Jamie & Derek – thank you Rich.
- J. Dock Lots
 - a. Scott: Swim ladder has been removed because there was a bad chunk of metal. A new one has been ordered.
 - b. Derek: we have plans to add more buoyancy for docks 1 & 2
- K. Buoys – Barry
 - a. 2 at DL1
 - b. 2 at DL2
 - c. 1 name for the buoy waiting list (potential for two empty buoys)
- L. Maintenance – Tim
 - a. Please curb your dog.
- M. Old Business

- a. Insurance was renewed for next year (Barry)
 - b. Check your valves.
 - c. Two houses with private well, please check your own water.
 - i. Dumpster–Through End of Oct –2x a week. After that, on demand.
- N. New Business
- a. Board Elections – Grant
 - i. Three terms: Barry, Derek, Grant were all up for election.
 - ii. Bylaws request nomination?
 - 1. Motion to accept slate for nominations.
 - a. Kevin motioned
 - b. Pat seconded
 - c. All in favor
 - b. Mailboxes – Derek
 - i. Two banks initially.
 - ii. Nine people wanted mailboxes.
 - 1. One bank currently installed. If there is more interested, then they will install the second bank of boxes.
 - 2. Each box comes with two keys.
 - c. Leaf Removal
 - i. Your responsibility to clean leaves out of the ditches in front of your house.
 - ii. Gwen: association leaf removal? (Rich Hoffman is not present).
 - d. Website – we are looking into building up the website and locking down for community members only
 - e. Community Dock – Pat DeFrancesco gave update.
 - i. Eight slips on DL3
 - 1. FERC approved on July 21st
 - 2. Barry met with Brookfield and license was approved and awarded.
 - 3. Quotes for docks, dock lot improvements, rules and regulations.
 - a. Mike, Sal, Pat have developed first draft of rules and regulations and are waiting on approval.
 - 4. Goal is for docks to be entered in for summer 2023.
 - ii. Barry: the whole association can use Dock Lot 3 for spending time on the dock. The eight members are paying for the dock and that is not coming out of the association money and they are also paying to clear up the dock lot and make it usable for the community.
 - iii. Grant spoke to new solicitor
- O. Insurance Binder (3 out of 8) – if you’re renting short term/long term, you need to put this on your insurance policy.
- a. Gwen: look at those that have not adhered because we are all at fault if something happens on one of the rental properties.
 - b. Grant: Solicitor is renewing the rental properties at this time (he is new as of May 2022) and he will be in touch with us when he has a summary of that.
 - c. Barry: I will talk to those that I have not received the emails regarding the renters.
 - i. Action Point: Patty has volunteered to call all the people and needs the insurance to be passed along.
- P. Motion to Adjourn: 11:50am