



BOARD OF DIRECTORS
OPEN SESSION
MINUTES

Saturday, 10:00 am, at the Clubhouse
January 20, 2018

-
1. **The meeting was called to order at 10:01am.**
 2. **Roll Call-** Kent Douglas, Mark McMullen, Randy Gillenwater, Randy Feltman, Mary Jo Del Campo and Kevin Libert. Darryl Hall Absent.
 3. **SUMMARY OF EXECUTIVE SESSION-**
President Randy Gillenwater gave a short summary of Executive Session. Discussed Hearings.
 4. **MEETING MINUTES APPROVAL-**
 - a. **November 18, 2017 Minutes.** *Motion- Kevin Libert Second- Mark McMullen*
Vote- 6-0
 5. **COMMITTEE REPORTS-**

Station 34 – No Report.

Recreation – Janice Gillenwater & Peggy McMullen reported they are working with Tim Bean on a dog park area. Jan 31 Essential Oils Class- Feb 21 Paint Class- Feb 24 Don Young Celebration of Life- March 31 Easter Egg Hunt.

ARC – GM reported new arc procedure are working well.

Finance – John Eicholtz reported on Reserve Investments- Wheel Chair lift budget- New Investment Policy.

Fire Wise/Fire Safe – General Manager reported that he is working on grant monies for 2018 for Fire prevention.

Private Marina – Randy Gillenwater reported that the annual \$300.00 billing has just gone out to all Private Slip Owners.

NEWS Letter/Website- Randy Feltman reported the next Oak Leaves will be in March

NRWMC/ Mussel Wise – Bing Smith Reported that we will only have Rangers on the lake the 3 major holiday weekends this summer. He passed out New Mussel inspector brochures and talked about Tunnel project. Discussed projects the Mussel Wise Committee is working on.
 6. **FINANCIAL STATEMENT-**
 - a. Randy Gillenwater acknowledged receipt of November Financials.

7. **NEW BUSINESS-**

- a. **2018 Rules & Regulations-** No changes or additions were given to the General Manager for consideration.
- b. **Up-Dated Investment Policy-** The Board reviewed the new policy and adding Randy Feltman as 3rd signer. *Motion- Randy Gillenwater motioned to approve the new policy as written and to add Randy Feltman as the 3rd signer on the account. Second-Kevin Libert* **Vote: 6-0**
- c. **Main office / Pool Area Surveillance Camera Replacement Reserves.** The Board reviewed the bid and work to be done. *Motion- Randy Feltman motioned to approve up to \$5,000 out of Reserves to replace camera system. Second: Mark McMullen* **Vote: 6-0**

8. **OLD BUSINESS-**

- a. **Wheel Chair Access up-date-** Recreation Committee has offered \$5,000 to help with the costs of this project that has grown to close to \$60,000. Permits have been granted. Work will begin soon. We need to thank Jeff Killion Construction for him volunteering to oversee and do a lot of the work.
- b. **Lot 310 Clean Up & Fire Prevention-**The Board reviewed the bids to have the work done. The Board awarded the work to Whits-Turn Tree Care for \$18,300. This will be assessed to ALL Owners of Lot 310. *Motion: Mark McMullen motioned to approve. Second: Kevin Libert* **Vote: 6-0**
- c. **2018 Recreation Independent Contractor Agreements-** The Board reviewed the Independent Contracts offered to Janice Gillenwater & Peggy McMullen. *Motion: Randy Feltman* *Second: Kevin Libert* **Vote: 4-0**
Randy Gillenwater & Mark McMullen both abstained from the vote.
- d. **Maintenance Yard Purchase Option Q1 2018-** The Board reviewed the Purchase agreement to purchase in full the Maintenance yard for \$150,000 in Q1 2018. This is an “AS IS CONDITION” purchase. Named 2 signers as President Randy Gillenwater & Secretary Randy Feltman *Motion: Randy Gillenwater motioned to purchase property as is. Second: Kevin Libert*
Vote:6-0

9. **Open Forum-** Home owner recommended that GM talk with a homeowner in our Community who specializes in sound. They would like to see the sound/noise improved inside our clubhouse during larger gatherings. GM will contact that homeowner. Owner made recommendation of forming an Ad-Hoc Committee to look at any potential improvements that could be made or considered at the West Ramp & Maintenance Yard. GM will send out an email to get volunteers to serve on that committee.

10. **General Managers Report:** General Manager gave brief overview on the following areas.
- a. Road Crack Sealing will start soon
 - b. Full Maintenance yard clean up project. Inside & Out
 - c. Pool Project. Drain Clean Pool New Filters and re-furbish pool pergola.
 - d. Office Remodel- Update we are just about 100% moved back in. Looks great.

11. **Meeting Adjourned at 11:30am**

APPROVED

DATE