

Board of Directors Meeting

June 10, 2022

Board Members Present: Jeff Simek, Kevin Powers, Charlotte Elliott, George Krul, Greg Dempers, Lindsay Van Wijerden, Sandy Tierney

Also present: Julie Gonzalez

The Board of Directors meeting was called to order at 9:05 AM

Meeting Minutes from May 13, 2022 Board of Directors meeting was deferred until Board members reviewed and sent revisions to Sandy Tierney.

Jeff Simek reviewed with the Board members the following documents and processes

- Covenants and Restrictions
- Rules and Regulations
- State Laws

Financial Review: by Lindsay Van Wijerden

- Revenue projected, nothing unusual
- Expenses – month to month is trending
- 2023 Budget – early July 2022 and will send out 30 days prior to the October meeting.

Manager's Report: by Julie Gonzales

- Lot 390 – No response from owners. Pending
- Snow Removal Curb Damage at 132 Creekside Trail. Completed
- Stop / Yield signs at various locations.
 - Coal Pitt Mnt. Road and GVP Drive – Kevin Powers will check it out.
 - Intersection of Lakeside Trail
 - motion made by George Krul. All in Favor
- TD Bank Reserve – Julie needs dates when Jeff Simek, Lindsay Van Wijerden and Sandy Tierney are available to update bank signature cards.

Old Business:

- Carolina Paving- 4 out of 6 locations are done.
- Lake Liner Proposal from Chesapeake Containment System – Pending

New Business:

- Fountain Repairs: Dean, Mike and Jeff to take a visual look at each fountain.
- Lake liner: suggested to call Local Pool Company, possibly an apron can be installed.
- Removal & replacement of “No Turn Around” sign on Lakeview rail – Greg Dempers will check it out.
- Gate incident, Jeff Simek went to file a report at the Police Station.

Pending:

- Title Transfer from Todd Black
- Gate Codes – due to damage of the Gate this is on hold.

Collections of Past Due Accounts:

- Lot 32 to go on sale July 7th, 2022.

Landscaping Committee:

- W/Os sent for June
- Boardwalk, tables / chairs – stained or painted

Covenant Committee:

- Lot 302 closed

Arc Committee:

- Next scheduled meeting June 15, 2022.

Roadway Committee:

- No new updates

Gate Committee:

- On Hold due to damage of gate.

Lake Committee:

- Repairs to Lake Liner – Pending
- Repairs or replace fountains – Pending
- Kayak launch – Pending
- Doggy Poop Station – Pending

Owners' suggestions / concerns:

- Dog Park – Greg Dempers to take a look at what is involved.
- Fishing – suggested to have donations to stock lake
- Dog Ladder on dock is broken – will let Lake Committee Chairperson aware of the problem.

Motion to adjourn meeting made by Jeff Simek and 2nd by George Krul at 10:46AM.