

Board of Directors Meeting

May 13, 2022

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

Guest attending: Mike Piacentino – Lake Committee

The Board of Directors meeting was called to order at 9:07 AM

Lake Committee Review: Mike Piacentino

- Moving forward on assessing the cost and benefit of the liner repairs.
 - talking to companies for generate a report / cost estimate
- Request engineering map of the Lake – Jeff Simek to send an email to Julie Gonzales
 - Julie reviewed her files and does not have any plats. She will reach out to Todd to see if he has any he can provide. I will let you know as soon as he responds.
- Areas that need rocks – need to get a schedule – Mike P. will have something by June Board meeting.
- Need to encourage people to stay off of the liner because of safety and more damage to liner.
- Pumps are working
- Fountains may need to be replaced. Recommendation to have the run all the time. ~cost of new fountains is \$4K. Will further assess functionality of each pump.
- Other Lake Committee suggestions include:
 - o Kayak launch off of the dock near the Pavilion.
 - o Put in a doggie bag station near the Pavilion.
 - o Recommend to present to the Town Hall Meeting in June.
 - o Keep water level below edge of liner
 - o Continue erosion mitigation
 - o Consider auto-fill mechanism for lake inflow water pumps

Motion made by Greg Dempers, 2nd by Kevin Powers to approve Meeting Minutes from April 08, 2022. All in favor.

New Business: Appoint Lindsay Van Wijerden to the Treasury Position.

- Motion made by Kevin Powers, 2nd by George Krul. All in favor.
- Request to put a “Dead End” sign for Walkerby Trail. Pending
- RV Screening & Guidelines – Need consistency and application. Board to review guidelines.
 - Charlotte suggestion to start a RV Committee – use as information & guide.
- Related to the "is a van a van or an RV" how do other communities you serve make that distinction with vehicles that can be used as either a passenger van or an RV? If the body of the camper, such as in Lee's photo looks like a van, it's a van. Anything larger is usually categorized as a Travel Trailer (hitched camper), Pop-Up, A Motorcoach Class A, Class B, and Class C which are all RV's. As far as the registration is concerned, it most likely does not state van.

- Town Hall meeting potential topics / discussion:

- Lake Committee Review
- Financial Review
- Budget for 2023
- Charlotte – discussion on RVs
- Lake / Pavilion / Common Area guidelines
- Landscape updates
- Gate Code updates

- Scheduled after the June Board Meeting, June 10, 2022

- A discussion of whether "stop" or "yield" signs should be added at high-traffic/high-risk intersections (turning into the lake area was one) and whether you were aware of increased/decreased liability if we did or didn't take such action. An emailed has been sent to the insurance agent for a response.
- A discussion about whether adding some "steps" leading from the top of the trail at the "back" of the lake to the lake (the one extending off of Lakeside Trail that we recently "improved") would potentially create liability issues if somebody tripped on those stairs versus an issue if we don't do anything that that area naturally wears from use? Any experience to share on that? I emailed the insurance agent for a response.

Management/Financial Review: by Kevin Powers

- Good budget controls in place
- Relocation of storage materials. Lot 390 – Pending
 - Need to move the gates – Pending
- 4 new mailboxes – paid out of operations
- Lot 32/33 – Lot 32 foreclosure sale scheduled for July
- Savings Accounts – do not go over the FDIC limit in any single account. Lindsay to work with Julie.

Old Business:

- Continue with fines as recommended by the Covenant Committee
- Lot 302 – Hearing requested to be scheduled in June.
- Gate Code Changes – to be discussed at Town Hall Meeting in June.
- Dead End Sign at Walkerby Trail – work order has been written.

Landscaping Committee:

- Painting and staining – In progress
 - Boardwalk, table & chairs near Pavilion and lake area

Roadway Committee:

- Roadway patch – before gate entrance and on Grandview Peaks Dr. contractor will replace at their cost.

Owners' concerns:

- concern with intersections without STOP signs
- need pedestrian opening at fence near the Gate work order created.

Meeting adjourned by unanimous consent.